



Appendix C Record of Engagement

Environmental Review Report

East Windsor Generation Facility Expansion

Capital Power Corporation

SLR Project No.: 241.030524.00024

July 2024

List of Attachments

Note to reader:

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Ministry of Conservation and Parks (MECP)

Ministry of Citizenship and Multiculturalism (MCM)

City of Windsor

Essex Region Conservation Authority (ERCA)

Hydro One

Member of Provincial Parliament - Windsor - Tecumseh

Appendix C5 Indigenous Community Engagement

Attachment 1: Indigenous Community Correspondence Log





Appendix C.3 Public Engagement

Environmental Review Report

East Windsor Generation Facility Expansion

Capital Power Corporation

SLR Project No.: 241.030524.00024

July 2024



Attachment 1: Summary of Comments and Responses

Table C3.1: Comments and Responses from Members of the Public

ID #	Category	Source	Comment	Response
1	Existing Facility Operations	Public Open House - Verbal	What is the current use of the facility and why is it referred to as a co-generation plant? Do they run the existing turbines?	The existing EWCC is an 84 MW power plant. The EWCC, in addition to generating electricity, used to provide steam to the neighbouring Ford Motor company for their Ford Windsor Engine Plant, so that is the reason it's called a co-generation plant (i.e., generation of both electricity and steam). Since the closure of Ford's engine plant in 2018, the EWCC now operates as a peaking plant that historically runs for approximately 150 hours yearly (i.e., infrequently). During existing operations, either one or both turbines are dispatched based on the power request received from the IESO.
2	Project Need / Overview	Public Open House - Verbal	How will the new Project fit in? Will this facility run all the time?	Capital Power has proposed a 100 MW natural gas generation facility next to the existing EWCC to meet the City of Windsor's electricity needs and address a forthcoming generation shortfall. The proposed facility will be a "fast start" peaking facility like the existing EWCC, which acts as a reliable electricity backstop to help meet Windsor's power needs. Like the existing EWCC, this expansion would be dispatched by the IESO based on system needs to cover any contingency event and provide overall reliability to the grid.
3		Public Open House - Verbal	Is this normal for a Project like this to be in a residential area?	The existing Ford Powerhouse was built in 1923 and residential area developed around it. Similarly, the EWCC began operations in 2009, and existing land uses within the immediate vicinity have been in existence for over two decades. The Project will be built within the existing footprint of the EWCC property, making use of some existing infrastructure (i.e., switchyard, underground SWM tank, office building, and access). The site is appropriately zoned for this infrastructure. The exterior of the building has been designed to fit in with the brick historic design of the existing building and neighbouring buildings.
4		Public Open House - Verbal	What's the benefit of this site?	
5		Public Open House - Verbal	Are there other projects like this in Ontario? Why is this Project necessary? Why Windsor?	Yes, the Project is in response to the IESO's call for new generation capacity to meet electricity demand growth. Ontario's power requirements are expected to double by 2050, necessitating the replacement of up to 20,000 MW of phased-out generation. Further, the Project is part of the IESO's broader development and procurement strategy to close the expected power supply gap in the Windsor-Essex region and provide local, reliable power supply that is essential for the city's growth, especially during high demand periods. The facility will address the anticipated power generation deficit in the region which could arise as early as 2025, while peak electricity demand in the area may rise from 500 MW to 2,100 MW by 2035. Natural gas power generation can adjust quickly to meet sudden changes in demand or supply. As such, it has a key role in helping Ontario transition to a decarbonized future, ensuring the electricity system stays reliable and affordable while Ontario bolsters its renewable energy potential and develops other alternatives.
6		Public Open House - Verbal	Could other alternatives such as energy storage and batteries, clean energy, or the use of tidal power be considered?	Initially, Capital Power investigated a Battery Energy Storage System (BESS) facility for this site; however, the IESO put out a request for additional natural gas resources in the province to meet a need that could not be met with a BESS. Capital Power was one of the few participants that could answer this call for additional natural gas generation, and therefore, shifted focus. The Project will provide more MWs of capacity than the originally proposed BESS and will generate electricity as opposed to only providing energy storage. Natural gas generation can offer energy for longer durations than a BESS and can therefore provide proven, reliable capacity during the electricity system's most extreme reliability events. Other options include wind, pump water storage or the use of salt mines, but these options aren't possible here.
7		Public Open House - Verbal	When will construction start? How long will it take?	Pending the receipt of all required permits and approvals, construction is tentatively scheduled to start in early 2025 and will take approximately 12-18 months to complete. Commercial operations are targeted for mid-2026.
8		Public Open House - Written	As a homeowner, I want reliable electric power at a reasonable cost.	The cost of the Project will be captured by the consumers of electricity. Capital Power is responsible for the construction costs of the Project. The government is not paying Capital Power for this Project.
9		Public Open House - Verbal	Who will pay for this Project?	
10		Public Open House - Verbal	What are the key concerns people have?	We've heard that residents are concerned about potential construction impacts such as noise and vibration, and about potential operational impacts such as decreased air quality and the health implications of such. Specialists in their respective fields have reviewed the potential impacts and have worked to mitigate them, otherwise Capital Power wouldn't receive the required permits and approvals to proceed.

ID #	Category	Source	Comment	Response
11		Public Open House - Verbal	The Project is greatly needed and should have been constructed ten years ago. Canada is years behind building necessary power infrastructure.	Acknowledged.
12		Public Open House - Verbal	I own my own generator due to electricity outages, so I will be happy to see an increased reliability of supply.	
13	Environmental Screening Process	Public Open House - Verbal	What types of effects do you look at during the screening part of the process?	<p>The Project is undergoing the Environmental Screening Process for Electricity Projects (ESP) in accordance with Ontario Regulation 50/24 under the <i>Environmental Assessment Act</i> as outlined in the Guide to Environmental Assessment Requirements for Electricity Projects, updated in 2024. The ESP has two tiers of assessment: the Screening Stage and the Environmental Review Stage. The Screening Stage can use existing or readily available information while the Review Stage requires additional studies and assessment. Capital Power is voluntarily undertaking the Environmental Review Stage of the ESP for this Project as it was felt the more appropriate level of assessment and diligence. The ESP considers the potential for environmental effects on various criteria, including:</p> <ul style="list-style-type: none"> • Surface and Groundwater • Land Use • Air Quality • Greenhouse Gas Emissions • Noise & Vibration • Natural Environment (Ecology) • Socio-Economic Environment • Heritage Buildings and Landscapes • Archaeological Resources • Visual Aesthetics • Human Health Risk • Climate Change Resilience <p>Upon study completion, the Environmental Review Report (ERR) will be made publicly available for review and comment for 30-calendar days. In the meantime, you can formally provide your comments by completing a comment sheet available here tonight or by email or phone through our contact information found in the project information newsletter or on our website.</p>
14		Public Open House - Verbal	What's the next part of the process after you finish the report and post it for people to review? For example, if I had issues with the project, what happens if my concerns haven't been addressed?	When the Notice of Completion is issued and the Final ERR is made available for public review, you can bring any outstanding concerns to our attention, and we will work with you to try and resolve them. If you are not satisfied at that time, there is a process called the Request to Elevate process. During that 30-day period, you can submit a request to the MECP for the Project to be subject to a more detailed Environmental Assessment process called a Comprehensive Environmental Assessment. The MECP will review the request and decide whether to grant it. The Notice of Completion will include instructions for how to make these submissions.
15		Public Open House - Verbal	What is the City of Windsor's role in the process?	The City of Windsor has provided a municipal support letter for the project to help supply the increased electricity needs in the Windsor area due to economic growth. Capital Power has been working closely with the City of Windsor as part of the City's Site Plan Approval process and during the ESP. So far, Capital Power has been able to modify the Project according to the feedback received, for example, by enclosing the turbines in a structure and matching its façade to the existing facility. The project will also require a few other municipal permits (e.g., building permit, hoarding permit).
16		Public Open House - Verbal	How likely is it that this Project will receive the regulatory approvals required to proceed to construction and operation?	Capital Power has been working closely with the MECP and the City of Windsor throughout the Project's design development to ensure the ESP and Site Plan Approval requirements are met. Further, Capital Power has been working closely with the MECP to ensure the ECA applications are prepared in accordance with submission requirements. Capital Power has been able to modify the Project according to the feedback received, and we're very hopeful to be successful in our applications.
17	Construction Vibrations	Public Open House - Verbal	With regards to the construction vibration assessment, what does the modelling mean? How will the construction vibration impact nearby residents?	<p>The modelling found there will be no perceptible vibration impacts to nearby residents. Capital Power will be using vibration limiting drills, and construction drilling will be a short-term process, expedited by the Continuous Flight Auger (CFA) drilling method which is faster and less impactful. Drilling will only be to a depth of approximately 14-30 metres, extending into clay and not bedrock.</p> <p>As construction activities have the potential to affect nearby heritage buildings, a more detailed vibration assessment was completed for the Our Lady of the Rosary Church (Water's Edge Event Centre) using conservative assumptions. The assessment determined that vibrations could encroach onto the lawn portion of the property but not the building itself. When more information is available, a more detailed study will be completed and if there is potential for vibration to affect the heritage property, a monitoring program will be implemented during construction.</p>

ID #	Category	Source	Comment	Response
18		Public Open House - Verbal	How does the Continuous Flight Auger (CFA) tie into construction, and can you explain the general Project infrastructure?	Capital Power has made some key commitments to reduce disruption to residents, for example, use of the CFA for drilling, and primary contractor traffic routes that avoid Drouillard Street. The auger drills to the designed pile depth and upon its withdrawal, the excavated soil and drill cuttings are extracted. Simultaneously, concrete is pumped under pressure into the ground to fill the cavity created by the auger. A reinforcement cage is then inserted into the fresh concrete. Use of the CFA method results in less noise and vibration emissions compared to conventional driven pile installation, making it an optimal installation method for populated urban settings and/or areas with weak soil conditions and high groundwater levels. A Project Environmental Management Plan (PEMP) will also include industry standard best management practices associated with vibration mitigation. Adhering to the PEMP will be a contractual requirement for the contractors selected by Capital Power.
19	Aesthetics	Public Open House - Verbal	The aesthetics of the building are a concern as the nearby buildings are very distinct, but the renderings of the Project are very appealing.	The architectural design of the Project has been developed with input from the City to ensure it blends in with the existing buildings in accordance with City requirements and guidelines. Further landscaping design has been completed to further mitigate visual effects. The final project design will be subject to the City's approval through the Site Plan Approval process.
20		Public Open House - Verbal	The visual renderings are really nice.	
21	Air and Noise	Public Open House - Verbal	We live in the area and wonder what the level of noise will be when the expansion is up and running.	<p>We've worked closely with Capital Power's engineering team to make sure the Project design included noise mitigation to an extent that predictive noise modelling shows compliance. This is one of the key functions of the Project equipment building that you can see in the visual renderings.</p> <p>The modelled sound levels are predicted to meet the applicable sound level limits established by the MECP in Publication NPC-300, even though the Project would result in an increase to the existing sound level at representative local receptors. The noise modelling assessment included a "worst-case combined scenario" of noise levels from the existing EWCC plus those of the Project. These results were also predicted to meet the applicable limits with a predicted increase of around 3-4 dB, which is generally defined as a "just perceivable change".</p>
22		Public Open House - Verbal	What are the impacts to air quality resulting from this Project?	Modelling results predict that despite high background concentrations for two Contaminants of Concern (COC), concentrations at sensitive receptors will be below their respective Ambient Air Quality Criteria (AAQC) and Canadian Ambient Air Quality Standards (CAAQS) thresholds for the normal operating scenario. Project emissions are predicted to remain in compliance with Ontario Regulation 419/05 (Air Pollution – Local air Quality) and are predicted to be below the AAQC and CAAQS limits.
23		Public Open House - Written	I would like to see reductions to emissions (NO _x , CO ₂ , PM _{2.5} , PM ₁₀ , etc.)	
24		Public Open House - Verbal	Will this Project cause smog or produce any dust on nearby residences/cars?	
25		Public Open House - Verbal	Will this Project be clean burning? How efficient is natural gas compared to nuclear energy?	Yes, the selected turbine is equipped with a dry low NO _x combustion system and is considered a lower emission technology compared to other turbines in its class.
26		Public Open House - Verbal	I hope the facility is clean and efficient.	
27	Greenhouse Gas (GHG) Emissions	Public Open House - Verbal	Are there details regarding GHG emissions that this Project will produce?	<p>The Project is predicted to contribute ≤ 0.04% annually to the IESO's GHG projections for the Ontario electricity sector. The Project will assist in meeting IESO's forecasted increased demand, while contributing only a small percentage of overall provincial electricity sector generated GHGs.</p> <p>Since the Project facility is a designated facility (electricity generation), it is required to report under the provincial Emission Performance Standards Program; however, the predicted cumulative GHG emissions for the combined Project and EWCC do not meet the mandatory GHG reporting threshold of 10,000 tonnes CO₂e. Federally reported GHG data are available using GHGRP ID G10453. Data is available from 2009 onward.</p>
28		Public Open House - Verbal	City of Windsor supporting the Project proves it's just lip service to clean energy. Are there any plans to use hydrogen?	The Project will be capable of blending up to 33% hydrogen immediately, with the ability to increase that to 100% with some additional investment. However, there is currently no hydrogen supply to the site, so the use of hydrogen is outside the scope of the Project. Capital Power is currently doing feasibility studies to better understand how to use hydrogen in our facilities.
29	Health Effects	Public Open House - Verbal	Does the Project pose any health risks for people living nearby?	The results of the air quality assessment indicate that while regional background concentrations of both nitrogen oxide (NO _x) and fine particulate matter (PM _{2.5}) are elevated above their respective health-based benchmarks in the Windsor area, the air emissions from the Project will not result in a significantly elevated health risk to the surrounding community.
30		Public Open House - Verbal	My wife has asthma, as discussed, I hope the facility will be clean and efficient.	
31		Public Open House - Verbal	I am concerned about the health effects of increased natural gas burning in the neighbourhood.	

ID #	Category	Source	Comment	Response
32	Miscellaneous	Public Open House - Verbal	I live near Alexander Park and when out walking, I use Cadillac Street Park as a short-cut to get to Drouillard Road. I guess I'll have to walk around now that it will be fenced off?	Unfortunately, Cadillac Street Park will not be accessible from Riverside via Cadillac Street, however, Cadillac Street Park will be accessible from Wyandotte Street and from Drouillard Road. As such, to access Drouillard Road, pedestrians will need to walk to the nearby Drouillard Road and Riverside Drive intersection.
33		Public Open House - Verbal	How many jobs will this Project create during the construction and operation?	The construction phase will result in the creation of approximately 60 jobs for a duration of a total of 16 months; however, Project operations will likely only create one permanent position.
34		Public Open House - Verbal	I'm a power engineering student and would be interested in an operations job in two years.	
35		Public Open House - Verbal	A new 12-storey condo will begin construction at the corner of Riverside Drive East and Pratt Place on the L-shaped lot early next year.	A traffic management plan is being developed at part of this Project. However, neither Pratt Place nor Bellevue Avenue will be used for Project construction traffic, so no overlap is anticipated. If you have any concerns during construction, please reach out.
36		Public Open House - Verbal and Written	Please add me to the project mailing list.	Certainly – you will receive future updates and notices about the project as they become available.
37	Project Overview, Health Effects	Email comment	<p>Thank you for the mail notice of the east Windsor generation facility expansion. I live in the area and I am concerned about health effects of increased natural gas burning in the neighbourhood.</p> <p>The plant is located very close to Drouillard road, which is a historically poor community, where residents are unable to move to different parts of the city due to cost of living. I have only moved here recently, but I've noticed the neighbourhood is filled with families with young children and elderly residents. My concern is these are vulnerable sectors of the community who may be subjected to more air pollution due to their close proximity to the plant.</p> <p>Can you please provide some details of what the power plant intends to do to mitigate air pollution, both currently and in the future with this new project? I understand our city is not ready to be 100% renewable power, but the plant is located so close to a neighbourhood, I'm worried this isn't the best choice for expansion.</p>	<p>Thank you for your message and apologies for the delay in responding.</p> <p>As part of the response to your question, I wanted to provide you with some context on nature of and need for the East Windsor Expansion Project.</p> <p>The proposed power generation plant would be a “peaking” facility, which means it would run on an as-needed basis when there is significant demand for electricity that is not being met by other generation sources, such as wind or solar energy facilities. Ontario's Independent Electricity System Operator (IESO), which is responsible for planning and operating the provincial power grid, anticipates that a power generation shortfall will occur as early as 2025 without new facilities, and it has identified the Windsor region as a high priority area for new generation capacity.</p> <p>The proposed facility will be dispatched by the IESO, based on system need. This arrangement is similar to the East Windsor Cogeneration Facility (EWCC), which has been operating since 2009.</p> <p>Regarding emissions, the provincial government regulates limits through the Provincial Air Quality Standards, as set by the Ontario Ministry of the Environment, Conservation and Parks (MECP). These Standards include health related thresholds and consider vulnerable groups within the population. As part of the Environmental Review process and future permitting, we must demonstrate that the existing EWCC facility, combined with the proposed new facility, will continue to meet these Standards. At present the design and technology being considered for the new equipment will more than meet the Provincial Air Quality Standards established by the MECP. As such, there would be no predicted potential effects to community members related to air emissions as a result of this Project.</p> <p>We are still in the early stages of Project planning and assessment, as identified in the Notice of Commencement that you received. We expect to have more information on the results of our air quality assessment, which we will be sharing at an open house planned for Fall 2023. I've put you on our mailing list (via email if that's OK).</p> <p>Please let us know if there's anything else you have questions about.</p>
38	Noise, vibration, visual impacts, parking and other impacts from construction and operations	Meetings and email	Concern around potential impacts on a local business related to noise, vibration, visual impacts, parking and other impacts from construction and operation.	<p>It was good to meet you last Friday for a quick lunch. We did hear your concerns about potential impacts from our project, including noise, vibration, visual impacts, parking and other impacts from construction and operations. Jay and I will be reaching out to our construction teams to further discuss their approach to construction and the potential impacts from heavy equipment. I'm also going to inquire further with the construction teams about the rental of the residential units you have. As mentioned, our environmental team is working to better understand the sound impacts and how we are going to meet provincial regulatory requirements on a range of matters. We are expecting to hold a public open house in late September/early October as part of the provincial environmental review process. Please feel free to reach out if you want further information. Otherwise, we will aim to be back in touch as information becomes available.</p> <p>Various emails were exchanged throughout the period of July – December 2023 relating to negotiations associated with the availability of commercial rental units. An in-person meeting was also held to discuss the Project in relation to the Water's Edge Event Centre. Project renderings and information on construction methods have been provided to the owner and discussions regarding the rental units are continuing.</p>

ID #	Category	Source	Comment	Response
39	Other	Public Open House - Verbal	We have no issues with the Project and are looking to support Capital Power. We have a manufacturing facility for a variety of control valves that could be used for the Project.	Comment acknowledged. We appreciate your interest in the Project.
40		Public Open House - Written	It's a good project and about time.	
41		Public Open House - Verbal	I'm a retired engineer who worked on the original facility. I'm very supportive.	
42		Public Open House - Written	I have no other questions; everyone seems informed on the Project.	
43		Public Open House - Written	You've answered all my questions.	

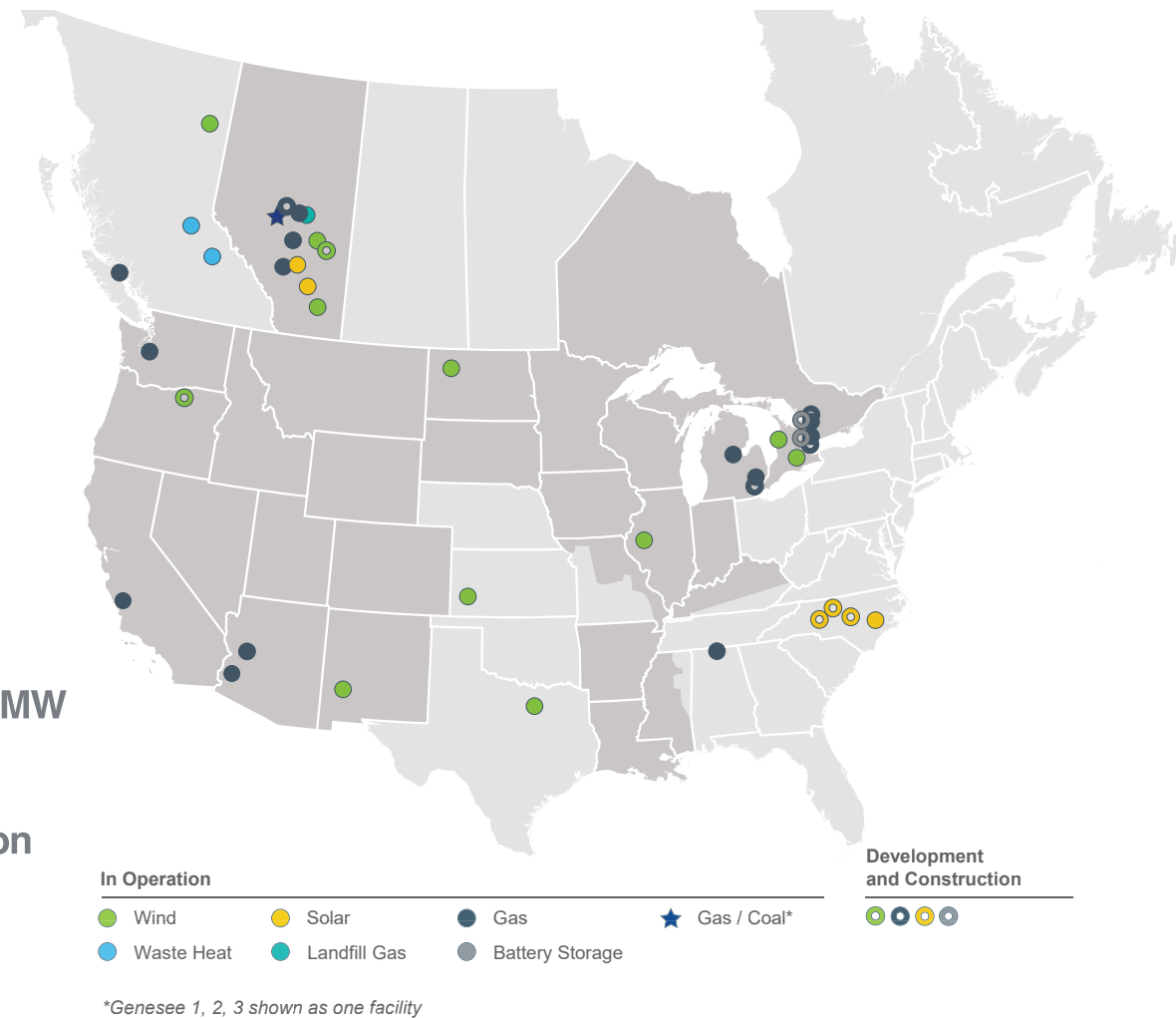


Attachment 2: Public Open House Materials

Capital Power's North American Footprint

 **~9,300 MW**
generation capacity

 **\$28 million**
innovation spend



Committed to Being a Good Neighbour

Capital Power has been operating the EWCC since 2017. We are proud to have supported community organizations and initiatives during this time, including:

- Ford City Business Improvement Association
- Noah's House Mental Health Foundation
- Family Services Windsor-Essex
- Windsor & Essex County Crime Stoppers, Inc.
- The Windsor Parade Corporation
- The Windsor Residence for Young Men (WRYM)
- The United Church Downtown Mission of Windsor
- Windsor Lifeline Outreach
- Hiatus House
- East Windsor Community Service Centre

Check out our 2023 Integrated Annual Report: capitalpower.com/IAR



Contact Us

Jay Shukin, Manager, Indigenous and Stakeholder Engagement
224 Cadillac Street, Windsor ON N8Y 2S7

1-855-703-5005

Email: info@capitalpower.com
capitalpower.com/EWG-Expansion

Capital Power



Territorial Acknowledgement

We acknowledge that the land on which this project is proposed is the traditional territory of the Three Fires Confederacy of First Nations, which includes the Ojibwa, the Odawa, and the Potawatomie.

Proposed East Windsor Generation Facility Expansion

A reliable backstop to help meet Windsor's future power needs

Capital Power

Spring 2024



Responding to the need for more power generation capacity in Ontario, Capital Power is proposing the East Windsor Generation Facility Expansion. The facility would help address the projected generation shortfall in the Windsor-Essex area that could occur as early as 2025 and support economic growth objectives in the region.

The project would consist of a simple-cycle gas turbine generator capable of generating approximately 100 megawatts (MW). The project would be located adjacent to the existing East Windsor Cogeneration Centre (EWCC) on a parcel of land owned by Capital Power.

Designed to operate as a peaking facility, the project would provide dependable capacity at times when other generation sources (wind, solar, base-load generation) are not capable of meeting demand. The facility would operate under contract to Ontario's Independent Electricity System Operator (IESO), which would determine when the facility would run based on the need for electricity.

The gas turbine generator would be capable of responding to system needs quickly, with the generator unit able to ramp up to full output within 10 to 20 minutes. This allows the IESO to dispatch the facility quickly in response to sudden changes in the system or when more electricity is needed to meet unanticipated demand.

Since the project was originally announced in 2023, Capital Power has worked to design and develop the project in a way that balances the need for additional power generation capacity with the needs of the community. Feedback received from the engagement program has significantly guided the proposed design in a way that strives to avoid or mitigate the potential effects of the project.

About Us

Capital Power is a growth-oriented North American power producer, publicly traded (TSX: CPX) and headquartered in Edmonton, Alberta. We create innovative electricity solutions to electrify the world reliably and affordably while protecting the planet for future generations.

Powering Change
by Changing Power™



5pm

Join us! Public Open House

You're invited to learn more about our proposed project.

Giovanni Caboto Club - 2175 Parent Avenue
Wednesday, May 1 | 5:00pm to 8:00pm

Project team members will be available to share information, answer questions and hear comments from community members.





General
project
site

East Windsor Cogeneration
Centre (EWCC)

The existing 84 MW EWCC began operations in 2009 and was acquired by Capital Power in 2017. EWCC is a peaking facility and is dispatched by the IESO to meet overall system needs.

Public Engagement

We value and consider local community interests and priorities. We engage government, local communities, investors, shareholders, and Indigenous communities. Please contact us if you have any questions, comments and/or want to be added to the project mailing list.

A Clear Need for New Electricity Generation

A broad-based economic resurgence, population growth, electrification (electric vehicles, electronic devices, etc.), and refurbishment of nuclear generating facilities has led to an immediate need for electricity supply in Ontario. The IESO has identified several regions of the province with particularly pressing needs for new power supply. The Windsor-Essex area, representing the region west of London (Ontario) and the City of Windsor is one of these regions. The IESO forecast suggests local demand will outstrip current capacity in this region as early as 2025.

Ontario’s power needs are projected to double by 2050, from 42,000 MW to 88,000 MW.

(Source: Powering Ontario’s Growth, Government of Ontario, 2023)

Location, Layout and Project Key Components

The project would be located at 224 Cadillac Street, immediately adjacent to the existing EWCC on a section of land currently used for site access, parking, and storage.

The project includes these and other components:

- Simple cycle gas turbine generator and auxiliary equipment (gas compressor, exhaust stack, power distribution, air-cooled heat exchanger, etc.)
- A building for the power generation equipment and to mitigate noise
- A transformer to connect to the power grid
- A stormwater management system, including an underground stormwater tank
- A storage building
- Landscaping improvements

The buildings have been designed to be consistent with the architectural character of the surrounding neighbourhood, and to ensure the facility is compliant with provincial noise regulations.

The project would 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.

Schedule

Construction would not start until all provincial and municipal approvals and permits have been received. Pending regulatory approval, the anticipated project timelines include:

Milestone	Anticipated timing
Environmental studies and regulatory approvals	2023–2024
<i>Activities below are pending regulatory approval</i>	
Construction start	Early 2025
Delivery and installation of project components	2025–2026
Commercial operation target	Mid 2026

In May 2023, Capital Power executed a Long-Term Reliability Services Contract with the IESO through 2040 (approximately 15 years) as part of IESO’s Expedited Long-Term RFP process.



Architectural rendering of the proposed equipment and storage buildings, looking northeast from Cadillac St. (March 2024).

Environmental Review

Capital Power is currently completing the Environmental Screening Process for Electricity Projects (ESP) in accordance with Ontario Regulation 50/24 under the Environmental Assessment Act and as outlined in the Guide to Environmental Assessment Requirements for Electricity Projects (2024).

The ESP has two tiers of assessment: the Screening Stage, which can be based primarily on existing or readily available information, and the Environmental Review Stage, where additional work programs, studies and consultation are undertaken to assess environmental effects and/or address unresolved concerns and issues. Capital Power has voluntarily undertaken the Environmental Review Stage of the ESP for this Project.

Project engineering and design, technical studies and engagement with provincial ministries, the City of Windsor, Indigenous communities, and local residents have been ongoing throughout 2023 and early 2024. The assessments we are undertaking for the Environmental Review consider the potential effects

of the project, and identifies any required mitigation or monitoring, on the following:

- Stormwater Management
- Groundwater
- Land Use
- Air Quality
- Greenhouse Gas Emissions
- Noise & Vibration
- Natural Environment (Ecology)
- Socio-Economic Environment
- Heritage Buildings and Landscapes
- Archaeological Resources
- Visual Aesthetics
- Human Health Risk
- Climate Change Resilience

Preliminary results of these assessments will be shared at our Open House on May 1, 2024. The project team will then incorporate feedback and finalize the Environmental Review Report, which will be issued for public review and available on Capital Power’s website.



The Role of Natural Gas Generation – a Critical Energy Transition Backstop

Natural gas power generation has a key role in helping Ontario transition to a decarbonized future, ensuring the electricity system stays reliable and affordable while Ontario bolsters its renewable energy potential and develops other alternatives.

The attributes of natural gas in power generation include:

- Operates under all weather conditions.
- Can be ramped up or down within minutes in response to sudden or unexpected changes in demand or the availability of other generation sources.
- Generates electricity for longer than four hours (the normal operating span of batteries).
- Provides overall reliability to the grid by stabilizing voltage and frequency, which is critical for a power system that has intermittent generation sources, such as wind and solar.

Subject: East Windsor Generation Facility Expansion – Open House: May 1, 2024
Sent: 4/15/2024
From: Jay Shukin<jshukin@capitalpower.com>

Hello:

I'm writing with a further update on the East Windsor Generation Facility Expansion Project.

Per the notice sent in June 2023, Capital Power is currently completing the Environmental Screening Process for Electricity Projects (ESP) in accordance with Ontario Regulation 50/24 under the *Environmental Assessment Act* and as outlined in the Guide to Environmental Assessment Requirements for Electricity Projects (2024).

As part of that process, we will be holding a public open house on the Project on **Wednesday, May 1, 2024 at the Giovanni Caboto Club (2175 Parent Avenue) from 5:00pm to 8:00pm.**

The project would consist of a simple-cycle gas turbine generator capable of generating approximately 100 megawatts. The project would be located adjacent to the existing East Windsor Cogeneration Centre, on a parcel of land owned by Capital Power.

Designed to operate as a peaking facility, the project would provide dependable capacity at times when other generation sources (wind, solar, base load generation) are not capable of meeting demand. The facility would operate under contract to Ontario's Independent Electricity System Operator (IESO), which would determine when it would run based on the need for electricity. The facility would help address the projected generation shortfall in the Windsor-Essex area that could occur as early as 2025 and support economic growth objectives in the region. You can find more information about the project on our website at [this link](#).

Please let us know if you have questions about the project. As part of our commitment to information sharing and transparent consultation, we would be happy to facilitate a meeting to provide additional information if you feel it would be of value. Likewise, we invite you to join us at our Open House on May 1st.

Please reach out if there is an interest in such a discussion or if you have questions about the project.

Regards,

Jay

Manager, Indigenous and Stakeholder Engagement
Capital Power

Phone: [1-855-703-5005](tel:1-855-703-5005)
Email: jshukin@capitalpower.com

Jay Shukin
Manager, Indigenous and Stakeholder Engagement
Capital Power
250-882-5188

JOIN US!

Public Open House

Proposed East Windsor Generation Facility Expansion

Wednesday, May 1, 2024 | 5:00pm to 8:00pm
Giovanni Caboto Club – 2175 Parent Avenue

Responding to the need for more power generation capacity in Ontario, Capital Power is proposing the East Windsor Generation Facility Expansion. The facility would help address the projected generation shortfall in the Windsor-Essex area that could occur as early as 2025 and support economic growth objectives in the region.

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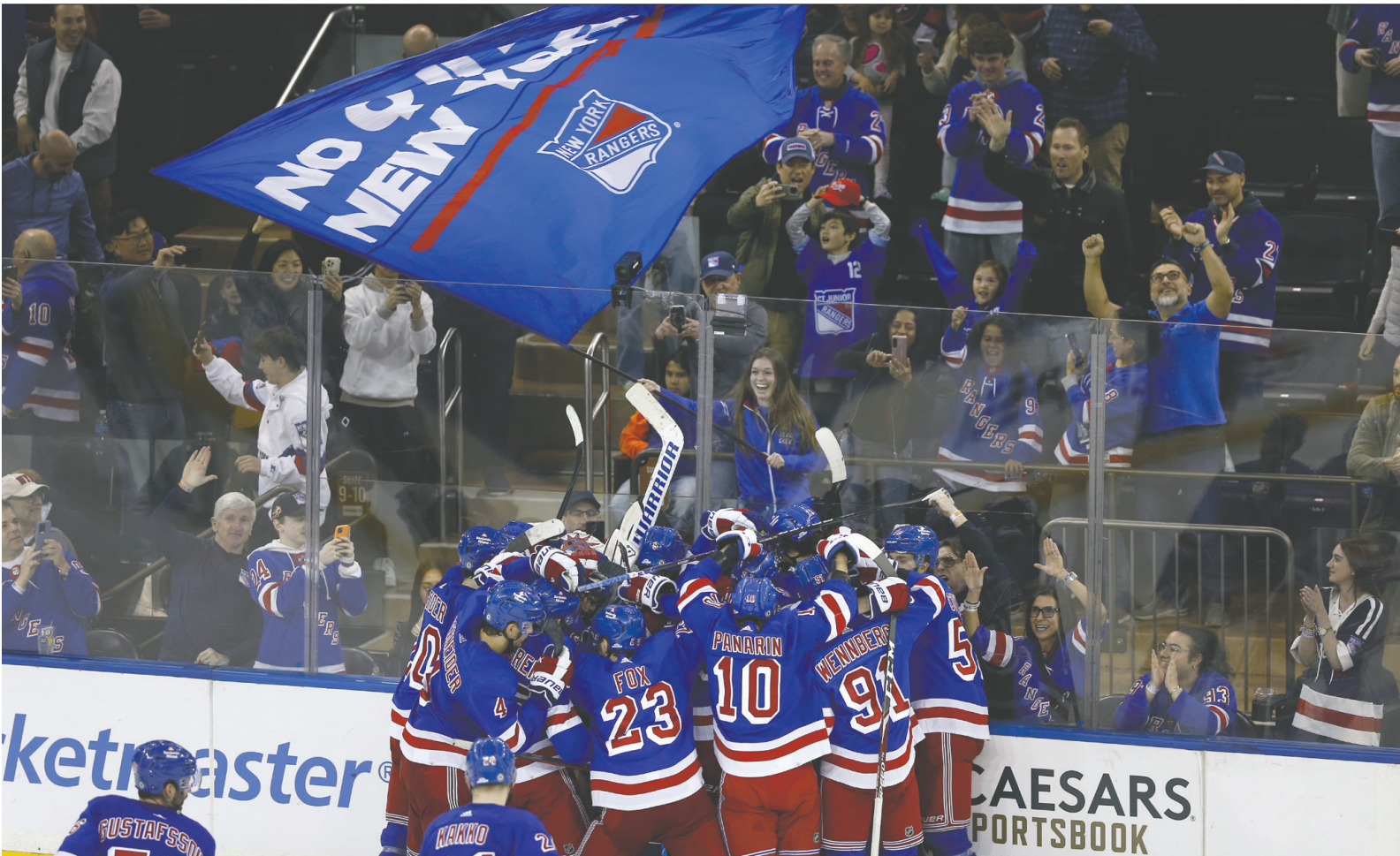
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As the playoffs begin this weekend, the National Hockey League's revenue is at an all-time high — an estimated US\$6.2 billion annually. JOHN MUNSON/

Hockey business is booming as NHL bounces back from COVID

League sees an increase in television ratings, record attendance in arenas

STEPHEN WHYNO

NEW YORK Arenas are full and the NHL is a fixture on TV screens across North America, with high-light-reel goals becoming talking points on a near-daily basis. Piece it all together and more eyes are on the puck than ever before with the playoffs beginning this weekend. Business is booming for the NHL, which has bounced back in a major way from the pandemic. Backstopped by new media rights deals, digital dasher boards and helmet and jersey ads, and buoyed by an overlap of generational stars, ratings are up, attendance set a record and revenue is at an all-time high — an estimated US\$6.2 billion annually. “The league is going through a bit of a renaissance,” said Tom Gargiulo, chief marketing officer at Bodyarmor, whose deal to be the league’s sports drink is the latest sponsorship agreement inked in recent years. “This sport is moving into the next phase of its evolution and is on a tremendous trajectory.” Commissioner Gary Bettman says it starts with the game, which he says has “never been more exciting, more competitive, more skilful, never been faster.” There are nearly six goals a game on average, and while Sidney Crosby and Alex Ovechkin are still producing, Connor McDavid, Auston Matthews and Nathan MacKinnon are in their prime with another wave of talent led by the likes of Connor Bedard not far behind.

NEW FANS

Showcasing star players better than before in the team-first sport has helped, and 22.5 million fans have filled arenas to 97 per cent capacity. League officials are quick to credit ESPN and Turner for buying in, and viewership is up seven per cent for the most-watched NHL season on cable in 30 years. “We’ve seen an influx and a

growth of female fans, diverse fans,” said Kyle McMann, the NHL’s senior vice-president of North American business development. “They’re finding our product, they’re falling in love with it, they’re starting to watch more.” Trying new things, including puck and player tracking and cartoon versions of games to draw in younger fans, has set the table for this success. Decades since the experiment of the glowing puck, experts credited the league for attracting and retaining a bigger audience in a crowded sports marketplace. “They keep doing stuff that’s innovative to keep their audience engaged,” said Lauren Anderson, director of the Warsaw Sports Business Center at the University of Oregon. “The NHL could’ve fallen back on being pretty traditional, and I think they haven’t been afraid to try some things and pivot even when it didn’t work.” Salvatore Galatioto, who runs a sports finance and advisory firm and is a marketing professor at Columbia, said the league has done a good job reaching beyond traditional markets, overcoming some of the unavoidable shortcomings of hockey being expensive to play. “It’s not rocket science. It’s the number of eyeballs watching your product,” he said. “They have done a really good job of expanding their fan base, and that’s the key.”

SELLING THE GAME

Chief NHL content officer Steve Mayer has made that his life’s work since joining in 2016, coming up with new and different ways to present a more-than-century-old sport, from the 2020 playoff bubble to outdoor games and a reimagined all-star weekend. “We’re not here to change the game,” Mayer said. “We’re here to enhance what is out there and to get it in front of more people because we know that if people watch

our game, they’re going to fall in love with it.” Central to the game are the players, and none of this would be possible without a constructive working relationship with the NHL Players Association, which may be at its most co-operative stage in decades. The league and union found common ground in extending the collective bargaining agreement through 2026, getting back to the Olympics and launching another international competition next year featuring the U.S., Canada, Sweden and Finland. “It’s a key to moving forward,” union executive director Marty Walsh said. “When I first started, I had a conversation with Gary Bettman, and our teams talked about

working together and growing hockey-related revenue, growing the sport.... We’re all vested in one direction.” The NHL still has work to do to catch up with the NFL (\$18.6 billion in revenue in 2022), NBA (\$12 billion) and Major League Baseball (\$11.6 billion), but it’s not unrealistic to think \$10 billion is attainable before the end of the decade. One challenge is getting fans who are focused on their own team to watch others. There’s evidence that is also starting to turn, with Bedard (Chicago) and Artemi Panarin (New York Rangers) jerseys the highest-selling this season and good ratings even when Canadian teams are on national television in the U.S. *The Associated Press*

Clark, Reese excited about leap to WNBA

Caitlin Clark, Angel Reese and a deep WNBA draft class hope the momentum they created lifting U.S. women’s college basketball to new heights carries over to the pros. “We’re not just basketball players, we’re super impactful to the community, the people around us, the little kids that look up to us, and being able to also be nationwide, everybody knows us everywhere we go,” Reese said after the Chicago Sky selected the former LSU star with the No. 7 pick. “Our lives aren’t normal. We might get a little bit of normalcy going into the league now, but I’m just excited to be a trailblazer. I’m excited to be a part of history, and just continue to see the future, and I know it’s bright.” They’ll need to perform on the court for that momentum to continue at the next level and boost the league, which is coming off its own strong year. The WNBA just had its most-watched season in 21 years, averaging 462,000 viewers per game. The league also had its most-watched final in 20 years. Viewership was up 36 per cent from the previous season. The league’s attendance rose 16 per cent — its highest figure since 2018. Throw Clark into the mix and that number could grow exponentially. The potential impact of this draft class wasn’t lost on WNBA Commissioner Cathy Engelbert. “It’s so clear this draft class is entering the WNBA at an incredible time,” she said. Clark, who finished her collegiate career as NCAA Division I all-time scoring leader, has helped bring millions of fans to the women’s game with her signature shots from the midcourt logo and dazzling passing ability. The Iowa star was a big reason why a record 18.9 million viewers tuned in to the NCAA championship game. *The Associated Press*

JOIN US! Public Open House

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A driver has been charged with careless driving after her pickup struck five vehicles parked on Bruce Avenue before rolling over. DAN JANISSE

Woman charged after pickup strikes five parked vehicles

JULIE KOTSIS

A 55-year-old driver was taken to hospital after a collision early Tuesday morning on Bruce Avenue. Windsor police said officers responded around 5 a.m. to the 1200 block of Bruce Avenue where they found a motorist had struck five parked vehicles, causing her black

pickup truck to roll over on its side. The woman suffered minor injuries. Bruce Avenue was closed to vehicular traffic from Giles Boulevard to Clinton Street for about five hours. The driver of the pickup was charged with careless driving. jkotsis@postmedia.com twitter.com/KotsisStar

Masse tables petition calling for slavery apology

MADELINE MAZAK

A petition calling on the Canadian government to apologize for its role in Black slavery has captured renewed attention after a local member of Parliament tabled it in the House of Commons. Local activist Elise Harding-Davis, a historian and consultant on African-Canadian heritage, launched the petition in February 2023 in her years-long quest for an official apology from the government. At the time, Harding-Davis told the Windsor Star she was working with an unnamed member of Parliament to present the petition to the House of Commons. Her wishes became a reality on March 19 when MP Brian Masse (NDP — Windsor West) delivered a virtual statement to House of Commons members. “I’m not usually one to cry, but I cried,” said Harding-Davis. “It’s been such a long time getting to this point. I have wanted to get an apology for slavery since I was a little girl. “There were thousands of Black spirits in that room who have followed me. I took the responsibility of dedicating a good part of my life to promoting an apology for slavery. I felt joyful for them, because it’s not about me, it’s about the people who were enslaved in this country, who never got a chance to live the good life that I do.” Since outsiders are not allowed to address the House directly, they can enlist the help of a member of Parliament to present their petition. This allows individuals to directly engage with the legislative process. “These petitioners are calling on the Government of Canada to finally do the right thing and apologize to Black Canadians for their centuries of mistreatment and racism in Canada,” Masse said to House members during a video call Friday afternoon. “I thank Elise Harding-Davis for bringing this petition forward.” As of Tuesday morning, Harding-Davis’s online petition had amassed almost 2,100 signatures since launching last year. Before that, she had penned numerous letters to the prime minister, seeking an apology for Canada’s 200-year part in Black slavery. “The climate of the day makes me hopeful that we’ll get that apology,” Harding-Davis told the Star. “I think that the government would be wise to make the apology. Because we’ve always been



Elise Harding-Davis, left, said she cried when MP Brian Masse presented her petition in Ottawa. looked at as a country where people found their freedom, where people could quietly live the lives that they wanted to live. “Giving an apology would start to heal a lot of the animosity.” Chattel slavery was a system that existed in colonial Canada since 1743, which allowed people deemed legal property to be bought, sold and owned forever. According to the Canadian Museum of History, historian Marcel Trudel recorded about 4,200 slaves in Canadian territory between 1671 and 1834, the year slavery was abolished in the British Empire. However, conditions did not improve for Black Canadians following the abolition of slavery in Canada. Masse said it “perpetuated” systemic racism for future generations. The petition calls on the government to acknowledge these generational inequalities. “Following the Slavery Abolition Act in 1834, and after the Dominion of Canada was created in 1867, this systemic racism continued, thereby perpetuating and practising discriminatory beliefs in society, institutions, organizations and legislation which treated Blacks as marginalized inferiors,” Masse said. Once a petition is presented in the House of Commons, it’s typically referred to the appropriate committee for further consideration. The committee might opt to investigate the issues raised, and depending on its findings, propose recommendations. “An apology would help so much,” Harding-Davis said. “It’s the decent thing to do, and it’s the right thing to do.” mmazak@postmedia.com

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71
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EAST WINDSOR GENERATION FACILITY EXPANSION PROJECT

OPEN HOUSE SIGN-IN SHEET

May 1, 2024 – Giovanni Caboto Club, Windsor Ontario

First / Last Name(s) / Company	Phone #	Email
[Redacted Sign-in Data]		

5

Capital Power respects your right to privacy. We will not sell or provide your personal information to any third party but may provide your personal information to government regulators and project partners who reasonably require the use of that information as part of the Participant Involvement Program for the proposed Genesee Carbon Capture Project. Information held by Capital Power will be protected in accordance with Capital Power's Privacy Policy, which is available at capitalpower.com

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EAST WINDSOR GENERATION FACILITY EXPANSION PROJECT

OPEN HOUSE SIGN-IN SHEET

May 1, 2024 – Giovanni Caboto Club, Windsor Ontario

Full Name	Representing	Phone #	Email
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Proposed East Windsor Generation Facility Expansion

A reliable backstop to help meet Windsor's future power needs



May 2024

There is an immediate need for new electricity supply in Ontario. In response, Capital Power is proposing the East Windsor Generation Facility Expansion.

This 100 megawatt simple-cycle gas turbine generator would help address the projected generation shortfall in the Windsor-Essex area that could occur as early as 2025 and support economic growth in the region.

Designed to operate as a peaking facility, the project would provide dependable capacity when other generation sources (wind, solar, baseload generation) cannot meet demand.



Architectural rendering of the proposed expansion project (right) alongside the existing EWCC facility (left).

Welcome

Proposed East Windsor Generation Facility Expansion

Open House | May 1, 2024



May 2024



May 2024



Powering Change by Changing Power™

About Us

Capital Power is a growth-oriented North American power producer, publicly traded (TSX: CPX) and headquartered in Edmonton, Alberta. We create innovative electricity solutions to electrify the world's reliably and affordably while protecting the planet for future generations.

Land Acknowledgement

We acknowledge the land on which we gather is the Traditional Territory of the Three Fires Confederacy of First Nations, which includes the Ojibwa, the Odawa, and the Potawatomie.

Capital Power respectfully acknowledges that we operate within the ancestral homelands, traditional and treaty territories of the Indigenous Peoples of Turtle Island, or North America. We acknowledge the diverse Indigenous communities that are located in these areas and whose presence continues to enrich the community.



May 2024



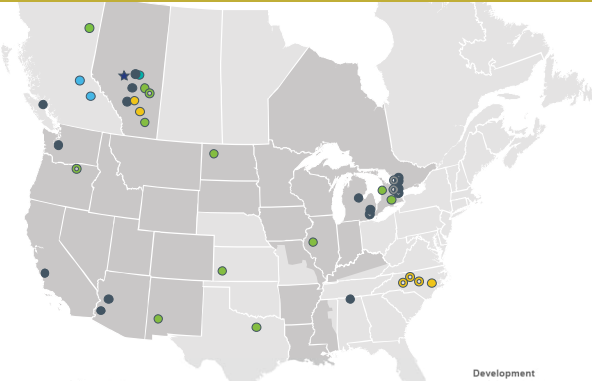
May 2024



Capital Power's Generation Facilities

32
Operating
Facilities

~9,300
Megawatts (MW)



*Genesee 1, 2, 3 shown as one facility; includes the Genesee Repowering Project.

Providing Safe, Reliable Electricity to Ontario

- East Windsor Cogeneration Centre
- York Energy Centre*
- Goreway Power Station
- Port Dover and Nanticoke Wind
- Kingsbridge Wind

* Owned in a 50/50 partnership with Manulife.

~350MW of new generation and storage capacity in development



5
Facilities



1,500MW
Approximately



40
Employees

\$millions spent annually on locally contracted support and equipment



Existing East Windsor Cogeneration Centre (EWCC)

84 MW peaking facility

Began operations in 2009; acquired by Capital Power in 2017

EWCC is dispatched by the IESO to meet overall system needs

Serves as a source of reliable power to meet peak-system needs (heat-waves, cold-snaps, high industrial demand)



Supporting the community

Capital Power invests to create positive impacts in communities. In 2023, we donated over \$3.4M to community organizations in Canada and the U.S. that support Climate Action, Equity and Opportunity, and Wellbeing.

We are proud to have supported local community organizations and initiatives in the Windsor area:

- The Windsor Residence for Young Men (WRYM)
- Drouillard Place
- Ford City Business Improvement Association
- The United Church Downtown Mission of Windsor INC
- Noah's House Mental Health Foundation
- Family Services Windsor-Essex
- Downtown Mission of Windsor
- Windsor & Essex County Crime Stoppers, Inc.
- The Windsor Parade Corporation
- Windsor Lifeline Outreach
- Hiatus House
- East Windsor Community Service Centre

Your Input is Important

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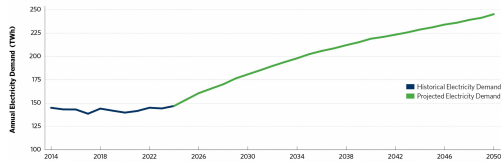
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Windsor, ON N8Y 2S7



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Ontario's Electricity Demand to Grow 60% by 2050

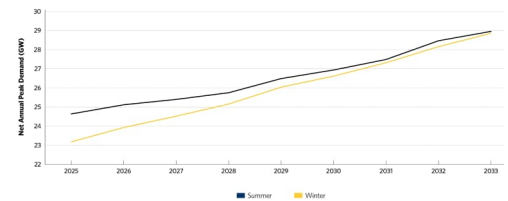


Ontario's Electricity Demand – Historical and Forecast

Electricity demand in Ontario remains on course to rise steadily year over year, with total demand increasing 60 per cent over the next 25 years. This is driven by a multitude of factors: new industrial projects, including mining and electric vehicle manufacturing; greenhouse expansion; electrification of transportation; and continued population growth.

Ontario Seasonal Peaks 2025 to 2033

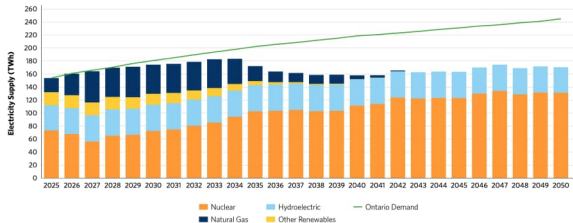
In Ontario, electricity demand peaks in summer due to air conditioners. However, with growing energy demand in agriculture, home heating and transportation, Ontario is expected to become dual peaking by the early 2030s.



Source: Ontario's Independent Electricity System Operator

New Energy Needed to Supply Ontario Communities

Energy Adequacy Outlook



The IESO is working to address overall energy production needs in the next decade and has ongoing competitive procurements to help address these shortfalls, including upcoming procurements that seek supply from wind, solar, hydro and bioluel sources.

As more electricity is needed to support economic growth and increasing demand, the IESO is recommending transmission projects that will deliver the new supply to where it is needed, as well as replace and upgrade aging infrastructure.



Growing Demand for Electricity in the Windsor-Essex Region

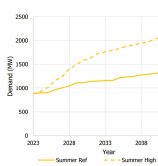


The region encompasses a number of municipalities and Indigenous communities from the western portion of the Municipality of Chatham-Kent going west towards the City of Windsor, the Town of LaSalle, and the Town of Amherstburg.

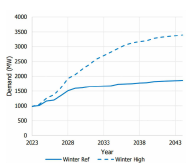
IESO is using a multipronged approach to develop solutions that will provide 2,300MW of additional capacity by 2035 in Windsor-Essex and Chatham-Kent area, including:

- New switching station in the Municipality of Lakeshore;
- Three new sets of transmission lines (Chatham to Lakeshore, Lambton to Chatham and Longwood to Lakeshore);
- Targeted energy efficiency programs and innovative projects; and
- Local generation sources.

Draft Windsor-Essex Summer Forecasts



Draft Windsor-Essex Winter Forecasts



Windsor-Essex growth is driven by higher uses within all demand sectors, including residential, industrial, and commercial. While strong indoor agricultural growth has been driving electricity demand and needs in the region over the last few years, economic manufacturing and automotive development across the region, electrification, and local climate action plans are expected to be key factors for future electricity needs.

Near term summer electricity demand is expected to grow twice the 20-year average of 2% per year. Near term winter electricity demand is expected to grow 9% in the near term.

This growing demand drives the need for incremental generating capacity and transmission.

Graphic is draft forecasts from the ongoing Windsor-Essex Integrated Regional Resource Plan.



Simple cycle facilities quickly respond to electricity demand spikes during peak usage periods.

Proposed Project Background

- New simple-cycle gas turbine generator capable of generating approximately 100 megawatts (MW).*
- Peaking facility would provide reliable capacity when other sources cannot meet demand.
- **Would run on contract with Ontario's Independent Electricity System Operator (IESO), which decides when to dispatch the facility, based on electricity demand.**
- Gas turbine generator would have the ability to quickly ramp up to full output within 10 to 20 minutes.

*Actual generation output is dependent on atmospheric conditions, such as temperature and relative humidity. The unit would generate more power in colder, and less in warmer, more humid conditions. The reference to 100MW is stated as an approximation based on cumulative appraisal of weather conditions throughout the year. The project will have a gross nameplate capacity of 88.6MW, which reference conditions at 65% relative humidity at 15 degrees Celsius.

Location, Layout and Key Components

- Located on a section of land currently used for site access, parking, and storage.
- Project includes these and other components:
 - Simple-cycle gas turbine generator and auxiliary equipment (gas compressor, exhaust stack, power distribution, air-cooled heat exchanger, etc.)
 - Equipment building for the power generation equipment
 - Step-up transformer connecting the project to the electricity grid
 - Stormwater management system, including an underground stormwater tank
 - Storage building
 - Landscaping improvements
- Buildings have been designed to be consistent with the architectural character of the surrounding neighbourhood and to ensure the facility is compliant with provincial noise regulations.
- The project would make use of some existing infrastructure, including tying into the existing East Windsor Cogeneration Centre (EWCC) high-voltage interconnection line to avoid the need for a new connection to the provincial electricity grid.



General project site

Proposed Schedule

Construction would not start until all approvals and permits have been received.

Milestone	Anticipated timing
Environmental studies and regulatory approvals	2023–2024
<i>Activities below are pending regulatory approval</i>	
Delivery of project components	Late 2024
Construction start	Early 2025
Installation of project components	2025–2026
Commercial operation target	Mid 2026

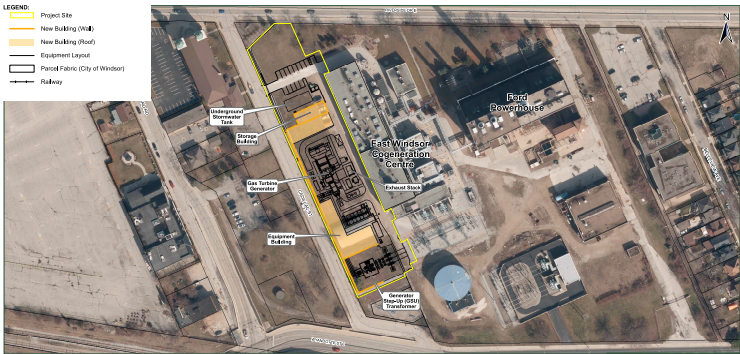
The IESO has identified the Windsor-Essex area as a region with pressing needs for new power supply, with forecasts suggesting that local demand will outstrip current capacity in this region as early as 2025.

Electricity demand in the Windsor-Essex and Chatham-Kent area is forecast to grow from ~500MW of peak demand to ~2,100MW by 2035.
Powering Ontario's Growth, Government of Ontario

Proposed Expansion Project Location



Proposed Expansion Project Site Plan

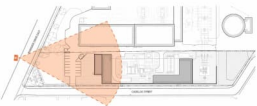


Architectural Rendering



Architectural renderings of proposed structures. Final design pending approval from the City of Windsor.

Architectural Rendering



Facing south from Riverside Drive

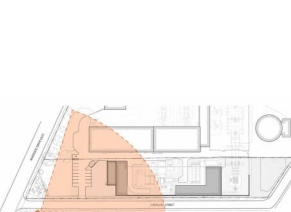


Facing northeast from Cadillac Street Park



Architectural renderings of proposed structures. Final design pending approval from the City of Windsor.

Architectural Rendering



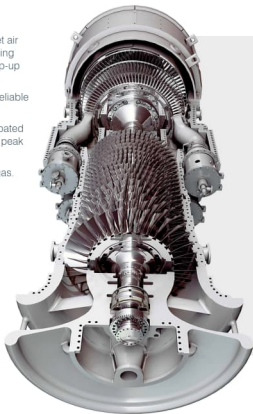
Facing southeast from Cadillac Street and Riverside Drive



Architectural renderings of proposed structures. Final design pending approval from the City of Windsor.

Simple-Cycle Gas Turbine Generator

- Project includes a GE 7E.03 natural gas turbine, inlet air filter, exhaust stack, fuel gas compressor, gas handling system, control systems, and a single generator step-up transformer.
- System's quick start-up time (10-20 min) allows for reliable and efficient response to peak usage spikes.
- Turbine is designed for peaking needs and is anticipated to run less than 150 hours annually during Ontario's peak demand hours, as determined by IESO.
- Capable of using a blend of hydrogen and natural gas.



How it works

Air is drawn into the compressor, pressurized, and fed to the turbine combustion chamber at high speeds.

Pressurized natural gas is injected into the combustion chamber and burned with the air, creating a high temperature, high pressure gas stream.

The hot gas stream expands through the turbine blades and spins the shaft.

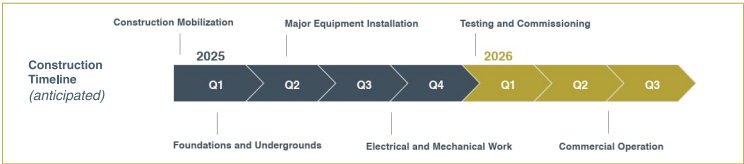
In the generator, the spinning turbine shaft rotates a large magnet surrounded by coils of copper wire. Using the principle of electromagnetic induction, mechanical energy is converted into electricity!

Construction Planning and Key Activities

- Construction start is anticipated in early 2025 with activities occurring over 16-18 months
- Pre-construction actions:
 - Identification of potential hazards
 - Site survey and clearance confirmation
 - Identify existing utilities
 - Placement of temporary storage containers or structures
 - Vegetation removal
- Develop Project Environmental Management Plan

Key construction activities:

- Mobilization
- Establishing temporary laydown areas and services
- Site preparation, including sediment and erosion control structure installation
- Stormwater system installation
- Foundation installation
- Structural steel installation
- Installation of components and building
- Installation of cabling and piping
- Equipment energization and commissioning
- Post-construction site restoration and landscaping
- Demobilization



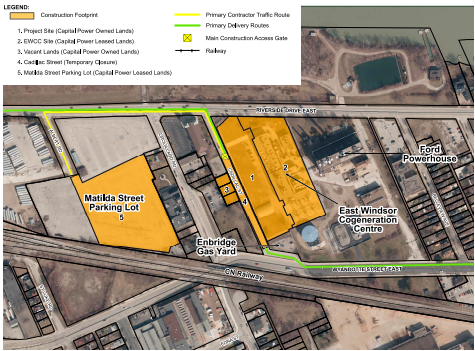
Minimizing Noise and Vibration

Continuous Flight Auger Method

- Concrete piles are required for stable building and equipment foundations.
- We'll use the eco-friendly and quieter Continuous Flight Auger (CFA) piling technique.
- Auger drills the pile depth, then removed, and concrete is pumped under pressure to fill the cavity.
- A reinforcement cage is inserted into the fresh concrete.
- CFA is a better installation method than driven pile due to less noise and vibration.



Temporary Construction Laydown Areas and Traffic



- Temporary construction areas are required for storage, equipment, staging, trailers, and parking.
- Cadillac Street will be temporarily closed during construction. The main project site access gate will be at the north end of the closure.
- Contractor parking and storage will be in the Matilda Street parking lot.
- Workers will use Riverside Drive to reach the project site from Matilda Street parking lot.
- Plant components and materials will be delivered via Riverside Drive and Wyandotte Street.
- Drouillard Street will not be used as a primary route for project traffic in order to reduce disruption to adjacent residents and businesses.
- Capital Power will work with its general contractor to develop a traffic management plan to minimize traffic impacts.

Environmental Screening Process for Electricity Projects (ESP)

Capital Power has voluntarily undertaken the more rigorous Environmental Review Stage of the ESP.

- The project is subject to the ESP for Electricity Projects in accordance with Ontario Regulation 50/24 under the Environmental Assessment Act.
- As the project will result in a > 5 MW increase in nameplate capacity of the EWCC, it is classified as a "significant modification" in the Regulation, and must undergo the ESP.

The ESP has two tiers of assessment:

1. Screening Stage: can be based primarily on existing or readily available information, and
2. Environmental Review Stage: additional work programs, studies and consultation are undertaken to assess environmental effects and address unresolved concerns and issues.

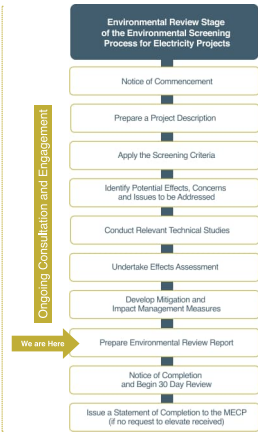
Other Permits & Approvals

Ministry of the Environment, Conservation and Parks (MECP):

- Environmental Compliance Approval (Air & Noise)
- Environmental Compliance Approval (Industrial Sewage Works for Stormwater)

City of Windsor:

- Site Plan Approval
- Hoarding Permit (Cadillac Street temporary closure)
- Building Permits



Study Area and Key Existing Features

Key features in the General Study Area include:

- Water's Edge Event Centre
- Riverside Drive (Scenic Drive and Civic Way)
- Cadillac Street Park
- Local Residences and Businesses
- CN Railway
- Ford Powerhouse

Environmental Effects Screening

To identify potential environmental effects, the Environmental Screening Process for Electricity Projects (ESP) requires the project to be reviewed against specific screening criteria:

- Surface and Ground Water
- Socio-economic
- Land Use
- Heritage and Culture
- Air and Noise
- Indigenous Communities
- Natural Environment
- Other (e.g., waste management)
- Resources

The urbanized and industrial nature of the project site resulted in many environmental features not being present, therefore these were screened out.

Potential effects on the following screening criteria required further assessment:

- Groundwater
- Aesthetically Pleasing Landscapes and Views
- Air Quality
- Climate Change Resilience
- Greenhouse Gas (GHG) Emissions
- Human Health Risk
- Noise and Vibration
- Accidental Spills and Waste Management
- Socio-economic Environment
- Cultural Heritage



Environmental Management

In addition to the "mitigation by design" approach, environmental protection and management measures will be adopted throughout the life of the project.

Construction Project Environmental Management Plan (PEMP)

Potential effects are typical of most construction projects:

- Temporary small scale construction dewatering (Groundwater)
- Nuisance effects including those associated with dust, noise and traffic

Construction-related effects will be avoided or mitigated with industry standard best management practices, such as:

- Adherence to regulatory approvals, permits and by-laws
- Limiting vehicle and equipment idle times
- Covering open bodied trucks that transport fill and aggregates
- Developing and implementing a Traffic Management Plan

Where no potential effects are anticipated, contingency measures will be in place for unexpected events, including:

- Encountering previously unknown contamination
- Spill prevention, containment and response
- Wildlife management
- Discovery of undocumented archaeological resources

Mitigation by Design

- Architectural design elements are compatible with the surrounding historic industrial buildings
- Equipment building is designed to mitigate operational noise
- Gas turbine is equipped with a dry low NO_x combustion system – a lower emission technology compared to other turbines in its class
- Continuous flight auger construction methods to reduce construction noise and vibration

Project operational activities will adhere to site-specific operational standards, procedures and regulatory requirements.

Consultation and Engagement

Timeline:

- 2023: Middle-Late 2022 to Mid 2023: Early Engagement with City of Windsor and Agency Engagement
- June 2023: Notice of Commencement
- June 2023 to May 2024: Undertake Technical Studies and Assessments
- Spring 2024: MECP and Indigenous Community Review of Draft EPR
- May to June 2024: Finalize Technical Studies and Assessments
- June 2024: Notice of Completion Issuing (30-day Public Review Period)
- May 2024: Public Open House
- Mid 2024 to Early 2025: Ongoing Regulatory Approvals and Engagement
- Early 2025: Construction Mobilization

Key part of the ESP is ongoing engagement with interested and potentially affected parties, including adjacent property owners, Indigenous communities, regulatory agencies, interest groups, and members of the public.

Ongoing Engagement

Capital Power will continue to share information and listen to feedback throughout the life cycle of the project (permitting, approvals, construction, and operations).

Protecting Heritage Buildings During Construction

Heritage Buildings & Construction Vibration Study

- Established the Zone of Influence (ZOI) for construction vibration impacts on buildings.
- Conservative modelling assumed high vibration equipment operating at the closest proximity to heritage property.
- A more stringent vibration threshold was applied for heritage buildings

Key Findings

- The ZOI encroaches on a portion of the heritage property.
- Encroachment is not associated with the heritage building, but with the frontage of the attached two-storey commercial/residential building (229 Cadillac Street).

Next Steps

A more detailed vibration assessment will be completed prior to construction. If the results predict a ZOI encroachment, a vibration monitoring program will be undertaken to avoid impacts to the heritage property.

Water's Edge Event Centre (2879 Riverside Drive East)

229 Cadillac Street

Construction Vibration Zone of Influence

Noise Modelling

Levels will meet regulatory limits



Noise Study

- Modelled operational noise levels at representative local receptors in the surrounding community.
- Completed a combined modeling scenario (existing EWCC + project running simultaneously).
- Conservative modelling assumed all equipment was operating simultaneously.

Key Findings

- Noise levels are predicted to meet applicable regulatory limits.
- Approximately 3-4 decibels (dB) change for the combined scenario, which is generally defined as a "just perceptible change".

Next Steps

Operational noise emissions will require an Environmental Compliance Approval from the Ministry of the Environment, Conservation and Parks.

Greenhouse Gas (GHG) Emissions Modeling

Project emissions are predicted to be below the threshold for GHG reporting under the Canadian Environmental Protection Act and Ontario's Environmental Protection Act (EPA).

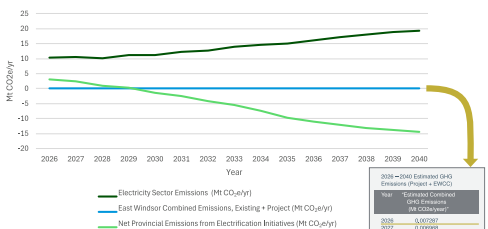
About the Study

- Estimated GHG emissions in carbon dioxide equivalent units (CO₂e) per year.
- A variety of complex market inputs were used to predict how the project will be dispatched by the IESO under future market conditions.

Key Findings

- Predicted to contribute $\pm 0.04\%$ annually to the IESO's GHG emission projections for Ontario's entire electricity sector (IESO 2022).
- The project will assist in meeting the IESO's forecasted increased demand, while contributing a small percentage of overall provincial electricity sector generated GHGs.

IESO GHG Projections, Electricity Sector and Net Provincial from Electrification Initiatives (IESO 2022) and East Windsor Combined Emissions (Existing + Project)



Reporting Requirements

Since the project is an electricity generation facility, it is a designated facility in Schedule 2 of O. Reg. 241/19 under Ontario's EPA and is required to report under the provincial Emission Performance Standards Program.

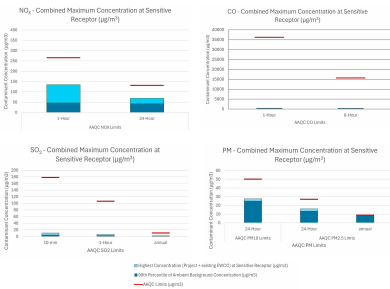


Air Quality Modelling

About the Study

- Evaluated project emissions for various operating scenarios, including normal operating conditions, peak load (cold temperature), 100% load (average temperature), peak load (summer extreme temperature), and cold start or start-up conditions.
- Also completed a combined modelling scenario (ambient background + existing EWCC + project).
- Conservative modelling assumed both facilities operating simultaneously and continuously, 24 hours a day, 7 days a week, though both are peaker generating facilities that only operate a limited number of hours a year.
- Concentrations of oxides of nitrogen (NO_x), carbon monoxide (CO), sulphur dioxide (SO₂), and fine particulate matter (PM_{2.5}), were predicted using theoretical modelling at sensitive receptor locations within the surrounding community.

Combined Modelling Scenario Results Compared to AAQC for Normal Operating Scenario



Next Steps

Operational air emissions will require an Environmental Compliance Approval from the Ministry of the Environment, Conservation and Parks.

Key Findings

- Air quality will meet provincial Ambient Air Quality Criteria (AAQC) standards.
- Project emissions are predicted to be below applicable regulatory limits for all operating scenarios.
- For the combined scenario, even with conservative assumptions in the model, and despite high ambient background concentrations for NO_x and PM_{2.5}, results predicted that air quality will be below provincial Ambient Air Quality Criteria (AAQC) thresholds.

Ambient Air Quality Criteria (AAQC) standards: non-regulatory ambient air quality values that are protective against effects on health and/or the environment. AAQCs are used to assess air quality from all sources rather than a specific facility.

Human Health Evaluation

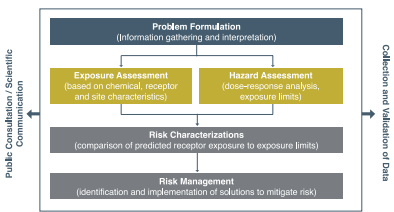
About the Study

- Evaluated the potential health impacts to individuals living around the project on both a short-term (hourly) and long-term (yearly and lifetime) basis.
- Compared predicted emissions of nitrogen (NO_x) and fine particulate matter (PM_{2.5}) to accepted health-based regulatory benchmarks.
- Assessed inhalation of ambient air, which includes project emissions and existing regional background conditions.
- Assumed continuous emissions from the project and existing EWCC, though both are peaker generating facilities that only operate a limited number of hours a year.
- The study is based on conservative assumptions, and likely significantly overestimates potential risk.

Risk Paradigm



Overview of Standard HHRA Framework



Key Findings

- Project emissions are not predicted to result in a significantly elevated health risk to the surrounding community.
- Regional background concentrations of both NO_x and PM_{2.5} are elevated in the Windsor area.
- Background conditions exceed the benchmarks in some instances, indicating a potential health risk to sensitive individuals (e.g., asthmatics).



**EAST WINDSOR GENERATION FACILITY EXPANSION PROJECT
OPEN HOUSE FEEDBACK FORM**

May 1, 2024 – Giovanni Caboto Club, Windsor Ontario

How did you learn about the open house (select all that apply)

- ☐ Newspaper advertisement
- ☐ Project webpage
- ☒ Newsletter received in mail
- ☐ Word of mouth
- ☐ Other _____

What was your main reason for attending the open house

Air quality concerns, building aesthetics

Did the open house provide you with all of the information you were looking for?

- ☒ Yes
- ☐ No. If no, is there additional information you are seeking?

Do you have any further comments about the project? (please use additional space on the back of this form if required)

Would like to see reductions to emissions (NO_x, CO₂, PM_{2.5}, PM₁₀, etc.)

By providing your name and contact information, you consent to be contacted about the project (an email address is sufficient to receive future project updates).

Name:	Postal Code:
Address:	Email:
City/Town:	Phone:

Contact us

info@capitalpower.com

1-855-703-5005

Capital Power respects your right to privacy. We will not sell or rent your personal information or any third party by may provide your personal information to government regulators and project partners who may reasonably require the use of your personal information as part of the public engagement process for the Environmental Screening Process for Electricity Projects. Information held by Capital Power will be protected in accordance with Capital Power's privacy policy.

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OPEN HOUSE FEEDBACK FORM**

May 1, 2024 – Giovanni Caboto Club, Windsor Ontario

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- ☐ Newspaper advertisement
- ☐ Project webpage
- ☐ Newsletter received in mail
- ☒ Word of mouth
- ☐ Other _____

What was your main reason for attending the open house

live in neighbourhood.

Did the open house provide you with all of the information you were looking for?

- ☒ Yes - mostly
- ☐ No. If no, is there additional information you are seeking?

Do you have any further comments about the project? (please use additional space on the back of this form if required)

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OPEN HOUSE FEEDBACK FORM**

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- ☐ Newspaper advertisement
- ☐ Project webpage
- ☐ Newsletter received in mail
- ☒ Word of mouth
- ☐ Other _____

What was your main reason for attending the open house

Job opportunities and information

Did the open house provide you with all of the information you were looking for?

- ☒ Yes
- ☐ No. If no, is there additional information you are seeking?

Do you have any further comments about the project? (please use additional space on the back of this form if required)

No everything was answered

By providing your name and contact information, you consent to be contacted about the project (an email address is sufficient to receive future project updates).

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OPEN HOUSE FEEDBACK FORM**

May 1, 2024 – Giovanni Caboto Club, Windsor Ontario

How did you learn about the open house (select all that apply)

- ☐ Newspaper advertisement
- ☐ Project webpage
- ☐ Newsletter received in mail
- ☐ Word of mouth
- ☐ Other _____

What was your main reason for attending the open house

Did the open house provide you with all of the information you were looking for?

- ☐ Yes
- ☐ No. If no, is there additional information you are seeking?

Do you have any further comments about the project? (please use additional space on the back of this form if required)

No questions, everyone seems informed on project

By providing your name and contact information, you consent to be contacted about the project (an email address is sufficient to receive future project updates).

Name:	Postal Code:
Address:	Email:
City/Town:	Phone:

Contact us

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**EAST WINDSOR GENERATION FACILITY EXPANSION PROJECT
OPEN HOUSE FEEDBACK FORM**

May 1, 2024 – Giovanni Caboto Club, Windsor Ontario

How did you learn about the open house (select all that apply)

- ☒ Newspaper advertisement
☐ Project webpage
☐ Newsletter received in mail
☐ Word of mouth
☐ Other _____

What was your main reason for attending the open house

as a homeowner, I want reliable electric power at a reasonable cost

Did the open house provide you with all of the information you were looking for?

- ☒ Yes
☐ No. If no, is there additional information you are seeking?

Do you have any further comments about the project? (please use additional space on the back of this form if required)

By providing your name and contact information, you consent to be contacted about the project (an email address is sufficient to receive future project updates).

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How did you learn about the open house (select all that apply)

- ☐ Newspaper advertisement
- ☐ Project webpage
- ☐ Newsletter received in mail
- ☐ Word of mouth
- ☐ Other _____

What was your main reason for attending the open house

Did the open house provide you with all of the information you were looking for?

- ☐ Yes
- ☐ No. If no, is there additional information you are seeking?

Do you have any further comments about the project? (please use additional space on the back of this form if required)

Good project, about time, ok

By providing your name and contact information, you consent to be contacted about the project (an email address is sufficient to receive future project updates).

Name:	Postal Code:
Address:	Email:
City/Town:	Phone:

Contact us

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OPEN HOUSE FEEDBACK FORM**

May 1, 2024 – Giovanni Caboto Club, Windsor Ontario

How did you learn about the open house (select all that apply)

- ☐ Newspaper advertisement
- ☐ Project webpage
- ☐ Newsletter received in mail
- ☐ Word of mouth
- ☒ Other FLYER

What was your main reason for attending the open house

WIFE HAS ASTHMA

Did the open house provide you with all of the information you were looking for?

- ☒ Yes
- ☐ No. If no, is there additional information you are seeking?

Do you have any further comments about the project? (please use additional space on the back of this form if required)

AS DISCUSSED HOPE THE
FACILITY IS CLEAN AND
EFFICIENT.

By providing your name and contact information, you consent to be contacted about the project (an email address is sufficient to receive future project updates).

Contact us

info@capitalpower.com

1-855-703-5005

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Attachment 3: Public Correspondence Log

East Windsor Generation Facility Expansion

Environmental Screening Process for Electricity Projects

ENGAGEMENT LOG

INCLUDED IN ROC (Y/N)*	CORRESPONDENCE AUTHOR	DATE	CAPITAL POWER SENT/ RECEIVED	CONTACT MODE/ FILE TYPE	SUMMARY OF CONTACT / TOPIC
MEMBERS OF PUBLIC					
Members of Public					
Y	N/A	6/12/2023	RECEIVED	EML	Seeking information on possible noise impacts from facility.
Y	J. Shukin	6/14/2023	SENT	EML	Acknowledgment of email. Request for general location of home.
Y	J. Shukin	6/19/2023	SENT	EML	Response to question regarding Noise.
N	N/A	6/14/2023	RECEIVED	EML	Request to be added to the mailing list.
N	J. Shukin	6/15/2023	SENT	EML	Acknowledged email and confirmed he is added to the list.
Y	N/A	6/17/2023	RECEIVED	EML	Question about air emissions/health effects.
Y	J. Shukin	6/19/2023	SENT	EML	Acknowledgement of receipt for question about air emissions, with further follow-up to come.
Y	J. Shukin	6/26/2023	SENT	EML	Response to concern on health effects email received June 17, 2023.
N	J. Shukin	6/19/2023	SENT	EML	Request to be added to the mailing list.
Y	N/A	6/26/2023	RECEIVED	EML	Opposes the project.
N	J. Shukin	6/26/2023	SENT	EML	Acknowledged email and confirmed he is added to the list.
Y	J. Shukin	4/15/2024	SENT	EML	Sent Invitation to the May 1 Open House to multiple members of public.
N	P. Sandhu	5/16/2024	SENT	Phone	Left voicemail to interested residents regarding a follow-up site tour to the Public Open House.
N	P. Sandhu	5/22/2024	SENT	Phone	Talked with local resident regarding scheduling of the site tour visit. Resident stated they would get back to the Site Manager regarding what dates and times would work for the other interested residents.
N	P. Sandhu	6/6/2024	-	Meeting	Met with local residents who inquired regarding a site visit for a tour at the EWCC site.
Y	N/A	6/17/2024	RECEIVED	LET	Received thank you card from local residents involved on the site tour of EWCC site.
Ford Motor Company					
N	J. Shukin	6/12/2023	SENT	EML	Sent Notice of Commencement.
N	C. Sutherland	11/2/2023	-	Meeting	Meeting with Asset Scrap Manager from Ford.
N	J. Shukin	4/15/2024	SENT	EML	Invitation to the May 1st Open House.
Shoreview at Riverside					
Y	J. Shukin	6/12/2023	SENT	EML	Sent Notice of Commencement.
N	J. Shukin	9/13/2023	-	Phone	Left message with the marketing department. Made specific mention of the facility and location. Requested someone call and that I would be sending an email as a follow-up.
Y	J. Shukin	9/13/2023	SENT	EML	Request for contact from someone at the facility. Noted the location of the proposed facility. Provided the Notice of Commencement.

East Windsor Generation Facility Expansion

Environmental Screening Process for Electricity Projects

ENGAGEMENT LOG

INCLUDED IN ROC (Y/N)*	CORRESPONDENCE AUTHOR	DATE	CAPITAL POWER SENT/ RECEIVED	CONTACT MODE/ FILE TYPE	SUMMARY OF CONTACT / TOPIC
MEMBERS OF PUBLIC					
N	J. Shukin	1/25/2024	-	Meeting	Jay met with the general manager. Jay walked through a brief presentation with her. She is now aware that the project would be within our fenceline. She expressed interest in getting a better understanding of emergency response issues, noting that she has to do a regular analysis of risks within 1km of the residence. Jay to email her with additional information during the week of January 29.
Y	J. Shukin	1/30/2024	SENT	EML	Emailed information on the project (a PPT) with an offer to meet to discuss contingency/emergency planning, which was highlighted as an interest during our meeting of January 25.
N	J.Shukin	2/6/2024	SENT	Phone	Jay called the General Manager to follow-up on the presentation sent on January 30. Phoned the number on the business card, got reception who forwarded to a line where there was no name indicated on the answering machine. Left a message at the beep.
N	J.Shukin	2/6/2024	SENT	Phone	Called the cell phone on the buisness card. Voice message box not activated so was not able to leave a message.
Y	J. Shukin	2/20/2024	SENT	EML	Inquiring with the general manager regarding avaiability to meet regarding the project's contingency planning surrounding the facility.
Y	J. Shukin	4/15/2024	SENT	EML	Invitation to the May 1st Open House.
N	S. Cardinal	5/22/2024	SENT	Phone	Left voicemail with general manager.
Water's Edge Event Centre					
Y	J. Shukin	6/12/2023	SENT	EML	Sent Notice of Commencement.
N	J. Shukin	7/7/2023	-	Meeting	In person meeting with Local Business Owner. Wil Danek and Jay Shukin attending.
Y	W. Danek	7/13/2023	SENT	EML	Follow-up to meeting on July 7; indication that CP will follow-up with construction team on potential issues.
Y	N/A	7/14/2023	RECEIVED	EML	WEEC response to CP's message.
N	W. Danek	7/25/2023	SENT	EML	Request for information on the suites that WEEC has for rent.
N	W. Danek	7/26/2023	SENT	EML	Inquiry about suite rental.
N	W. Danek	8/8/2023	SENT	EML	Follow-up to email sent on July 25.
N	N/A	8/9/2023	RECEIVED	EML	WEEC with a brief response. Request to meet in several weeks.
N	W. Danek	8/15/2023	SENT	EML	Request to meet to discuss concerns and proposes solutions.
N	N/A	8/17/2023	RECEIVED	EML	WEEC noted that he is out of the country.
N	C. Sutherland	10/19/2023	-	Phone	Phone call to discuss concerns and opportunities.
N	C. Sutherland	10/19/2023	SENT	EML	Email follow-up on call.
N	C. Sutherland	10/26/20223	SENT	EML	Chris notes that he'll be in Windsor on Wednesday and Thursday. Requests an in-person meeting.
N	C. Sutherland	10/27/20223	SENT	EML	Text to WEEC by C.Sutherland. Request for discussion also mentions the potential of leasing facilities and also discussing concerns. Asks for a time to meet in person or set up a call.

East Windsor Generation Facility Expansion
Environmental Screening Process for Electricity Projects

ENGAGEMENT LOG

INCLUDED IN ROC (Y/N)*	CORRESPONDENCE AUTHOR	DATE	CAPITAL POWER SENT/ RECEIVED	CONTACT MODE/ FILE TYPE	SUMMARY OF CONTACT / TOPIC
MEMBERS OF PUBLIC					
N	C. Sutherland	12/6/2023	SENT	EML	Email that follows-up on voice mail sent.
N	C. Sutherland	2/1/2024	-	Meeting	C. Sutherland met with WEEC to discuss the project in relation to the WEE Centre.
Y	J. Shukin	3/25/2024	SENT	LET	Letter sent to two occupants renting part of the WEEC building. The letter gave background on the project and invited the occupants to attend the May 1, 2024, Open House for the project.
Y	J. Shukin	4/15/2024	SENT	EML	Invitation to the May 1st Open House.

* Correspondence in white not included is available upon request, if required.



Attachment 4: Public Correspondence

Members of Public

From: [REDACTED]
Sent: Monday, June 12, 2023 12:55 PM
To: Canada Development <canadadevelopment@capitalpower.com>
Subject: noise level

Notice: External Email. Please do not click links, open attachments, or take any other action on this email unless you recognize the source of this email and know the content is safe.

We live on albert rd. & wonder what the level of noise will be when the expansion is up & running

From: Jay Shukin
Sent: Wednesday, June 14, 2023 8:50 AM
To: [REDACTED]
Subject: RE: noise level

Hi Mr. [REDACTED]: I wanted to let you know we've received your question. A question for you: could you give me a sense of where on Albert Road you live, perhaps even the roads that cross your block.

Many thanks!

Jay Shukin for the East Windsor Project team

Jay Shukin
Manager, Indigenous and Stakeholder Engagement
Capital Power
1-855-703-5005

Subject: RE: noise level - East Windsor facility
Sent: 6/19/2023, 11:49:20 AM
From: Jay Shukin
To: [REDACTED]
Bcc: CPC Information

Hello [REDACTED]

Thank you for your question and apologies for the delay in getting back to you.

Based on a general understanding of where you live, we do not expect you will experience any noticeable difference in noise as a result of the East Windsor Generation Facility Expansion Project. Prior to construction, we are required to obtain a noise permit from the Ontario Ministry of the Environment, Conservation and Parks (MECP), and the MECP will not grant us that permit if noise from the facility is expected to exceed existing background noise levels.

An assessment of the sound that will be generated from the proposed facility is an important part of the Environmental Review process that is now underway. We will be following the requirements for noise assessments established by the MECP. The noise levels that we must achieve in order to meet provincial standards in urban areas such as this, is that no receptors (nearby homes, schools, churches, etc.) are predicted to experience a noise level from the project above *approximately* 50 decibels during the daytime (7am to 7pm), *approximately* 45 decibels during the nighttime (7pm to 7am), or above the existing local background sound level. We say “approximately” because the background (ambient) noise levels at the receptors close to the site already have elevated limits due to local traffic.

We anticipate having the noise assessment study completed by September, with the results being made available to the public.

If you’re interested, I will add your email address to our updated Project mailing list which will advise you on new information and developments.

Regards,

Jay

Jay Shukin
Manager, Indigenous and Stakeholder Engagement
Capital Power
1-855-703-5005

From: [REDACTED]
Sent: Saturday, June 17, 2023 7:11 AM
To: CPC Information <cpcinfo@capitalpower.com>

Subject: Notice of commencement of an environmental review: East Windsor generation facility expansion

Notice: External Email. Please do not click links, open attachments, or take any other action on this email unless you recognize the source of this email and know the content is safe.

Dear Jay Shukin,

Thank you for the mail notice of the east Windsor generation facility expansion. I live in the area and I am concerned about health effects of increased natural gas burning in the neighborhood.

The plant is located very close to Drouillard road, which is a historically poor community, where residents are unable to move to different parts of the city due to cost of living. I have only moved here recently, but I've noticed the neighborhood is filled with families with young children and elderly residents. My concern is these are vulnerable sectors of the community who may be subjected to more air pollution due to their close proximity to the plant.

Can you please provide some details of what the power plant intends to do to mitigate air pollution, both currently and in the future with this new project? I understand our city is not ready to be 100% renewable power, but the plant is located so close to a neighborhood, I'm worried this isn't the best choice for expansion.

Thank you,
[REDACTED]

Subject: RE: Notice of commencement of an environmental review: East Windsor generation facility expansion
Sent: 6/19/2023, 10:39:49 AM
From: CPC Information
To: [REDACTED]

Hello [REDACTED]:

We have received your message, and we'll get back to you as soon as possible.

Regards,

Jay Shukin for the Project Team

From: CPC Information <cpcinfo@capitalpower.com>

Sent: Monday, June 26, 2023 10:33 AM

To: [REDACTED]
Subject: RE: Notice of commencement of an environmental review: East Windsor generation facility expansion

Hello [REDACTED]

Thank you for your message and apologies for the delay in responding.

As part of the response to your question, I wanted to provide you with some context on nature of and need for the East Windsor Expansion Project.

The proposed power generation plant would be a “peaking” facility, which means it would run on an as-needed basis when there is significant demand for electricity that is not being met by other generation sources, such as wind or solar energy facilities. Ontario’s Independent Electricity System Operator (IESO), which is responsible for planning and operating the provincial power grid, anticipates that a power generation shortfall will occur as early as 2025 without new facilities, and it has identified the Windsor region as a high priority area for new generation capacity.

The proposed facility will be dispatched by the IESO, based on system need. This arrangement is similar to the East Windsor Cogeneration Facility (EWCC), which has been operating since 2009.

Regarding emissions, the provincial government regulates limits through the Provincial Air Quality Standards, as set by the Ontario Ministry of the Environment, Conservation and Parks (MECP). These Standards include health related thresholds and consider vulnerable groups within the population. As part of the Environmental Review process and future permitting, we must demonstrate that the existing EWCC facility, combined with the proposed new facility, will continue to meet these Standards. At present the design and technology being considered for the new equipment will more than meet the Provincial Air Quality Standards established by the MECP. As such, there would be no predicted potential effects to community members related to air emissions as a result of this Project.

We are still in the early stages of Project planning and assessment, as identified in the Notice of Commencement that you received. We expect to have more information on the results of our air quality assessment, which we will be sharing at an open house planned for Fall 2023. I’ve put you on our mailing list (via email if that’s OK).

Please let us know if there's anything else you have questions about.

Regards,

Jay Shukin for the East Windsor Project Team
Capital Power
1-855-703-5005

From: [REDACTED]
Sent: Monday, June 26, 2023 1:56 PM
To: CPC Information <cpcinfo@capitalpower.com>
Subject: East Windsor Generation Facility

Notice: External Email. Please do not click links, open attachments, or take any other action on this email unless you recognize the source of this email and know the content is safe.

Hi Jay;

I wish to express my opposition to your project. When this was first presented to the City of Windsor it was for a power storage facility. I would support such a project. I believe this is something that we need.

We do not need another greenhouse gas emitting facility.
Please add me to your mailing list.

Regards, [REDACTED]

This email message, including any attachments, is for the intended recipient(s) only, and contains confidential and proprietary information. Unauthorized distribution, copying or disclosure is strictly prohibited. If you have received this message in error, or are obviously not one of the intended recipients, please immediately notify the sender by reply email and delete this email message, including any attachments. Thank you.

Subject: East Windsor Generation Facility Expansion – Open House: May 1, 2024
Sent: 4/15/2024, 1:55:12 PM
From: Jay Shukin
To: [REDACTED]

Hello [REDACTED]:

Last year, you were in contact to request being added to the our stakeholder update list regarding the East Windsor Generation Facility Expansion Project.

Capital Power is currently completing the Environmental Screening Process for Electricity Projects (ESP) in accordance with Ontario Regulation 50/24 under the *Environmental Assessment Act* and as outlined in the Guide to Environmental Assessment Requirements for Electricity Projects (2024).

As part of that process, we will be holding a public open house on the Project on **Wednesday, May 1, 2024 at the Giovanni Caboto Club (2175 Parent Avenue) from 5:00pm to 8:00pm.**

The project would consist of a simple-cycle gas turbine generator capable of generating approximately 100 megawatts. The project would be located adjacent to the existing East Windsor Cogeneration Centre, on a parcel of land owned by Capital Power.

Designed to operate as a peaking facility, the project would provide dependable capacity at times when other generation sources (wind, solar, base load generation) are not capable of meeting demand. The facility would operate under contract to Ontario's Independent Electricity System Operator (IESO), which would determine when it would run based on the need for electricity. The facility would help address the projected generation shortfall in the Windsor-Essex area that could occur as early as 2025 and support economic growth objectives in the region. You can find more information about the project on our website at [this link](#).

Please let us know if you have questions about the project. Likewise, we invite you to join us at our Open House on May 1st.

Please reach out if there is an interest in such a discussion or if you have questions about the project.

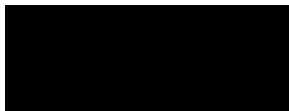
Regards,

Jay

Manager, Indigenous and Stakeholder Engagement
Capital Power

Phone: [1-855-703-5005](tel:1-855-703-5005)

Email: jshukin@capitalpower.com



2406110901



3801 M41

**Ms. Sherry Deschamp
Mr. Preet Sandhu, Plant Manager
Mr. Phil , Engineer**

**CAPITAL POWER
East Windsor Cogeneration Centre
224 Cadillac Street
Windsor, Ontario N8Y 2S7**

**THANK
YOU**

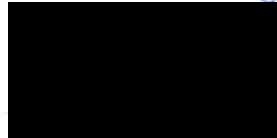
Dear Sherry,
Preet (Plant Manager)
Phil (Engineer)
+ ??

6th June 2024

Thank-you very much for the tour of your facility, which we found very informative. We enjoyed learning more about Capital Power's East Windsor Cogeneration Centre and future project. (Thank-you for answering our questions!)

The refreshments were an unexpected surprise of generous hospitality.

Thank-you for investing in our community and supporting energy needs for now and the future.
Sincerely,



Shoreview at Riverside

From: Jay Shukin

Sent: Monday, June 12, 2023 2:37 PM

To: [REDACTED]

Subject: Notice of Commencement: East Windsor Generation Facility Expansion Project

Hello:

Please find attached the Notice of Commencement for the Environmental Review of the East Windsor Generation Facility Expansion Project, per Ontario *Environmental Assessment Act*. This notice appeared in the *Windsor Star* on June 10, 2023.

You may also find more information about the Project on our website at:

<https://www.capitalpower.com/operations/east-windsor-generation-facility-expansion/>

Please let me know if you have any questions, comments or would like to arrange a meeting to discuss our proposed Project further.

Kind regards,

Jay

Jay Shukin

Manager, Indigenous and Stakeholder Engagement

Capital Power

1-855-703-5005

Subject: Contact request - Notice of proposed development at 224 Cadillac Street, Windsor
Sent: 9/13/2023, 10:51:18 AM
From: Jay Shukin
To: [REDACTED]
Bcc: CPC Information
Attachments: [East Windsor Expansion_NOC Final \(June 2023\).pdf](#)

Hi there:

Per the voice message that I just left with your marketing office, I wanted to make contact with someone at your facility regarding the proposed power generation facility across from the road on Cadillac Street.

If someone could give me a call, I'd be happy to pass on more information. Otherwise let me know if you want me to email you further information.

Best,

Jay

Jay Shukin
Manager, Indigenous and Stakeholder Engagement
Capital Power
250-882-5188

Subject: Capital Power's East Windsor Generation Facility
Sent: 1/30/2024, 2:47:03 PM
From: Jay Shukin
To: [REDACTED]
Bcc: CPC Information
Attachments: [East Windsor Generation Facility Overview, January 2024.pdf](#)

Hello [REDACTED]:

Many thanks for taking time to meet me last Thursday for background on the power generation project that we've proposed for our site on Cadillac Street. The attached provides some further information on Capital Power and the project. As mentioned, the project site is adjacent to the existing plant and behind the fence. Further information is also available on our website [at this link](#).

You mentioned the work you do on contingency/emergency planning, looking at risks within 1 kilometre of your facility. If you are interested, I would be glad to set up a meeting with our project staff. Please let me know about your interest in that, and if you have further questions.

Regards,

Jay

Jay Shukin
Manager, Indigenous and Stakeholder Engagement
Capital Power
250-882-5188



East Windsor Generation Facility Expansion

January 2024

**General
project area**



**East Windsor Cogeneration Centre
224 Cadillac Street | City of Windsor**

Capital Power Highlights

- Publicly-traded company (TSX: CPX) headquartered in Edmonton
- ~800 employees; regional offices in Boston, Toronto and Calgary
- Own ~7,500 MW of power generation produced at **29** facilities in Canada and U.S. **5 Facilities and ~1500 MW in Ontario**
- Named one of the World's Most Ethical Companies® by the Ethisphere Institute (2019-2022)

In Operation

- Wind
- Solar
- Gas
- Dual Fuel (*Genesee 1, 2, 3 shown as one facility)
- Waste Heat
- Landfill Gas



Providing Safe, Reliable Electricity to Ontario

Five facilities

1,500 megawatts

40 employees

Millions spent annually on
contracted support and equipment

Capital Power's Ontario Operations

Goreway Power Station

York Energy Centre

East Windsor Cogeneration Centre

Port Dover and Nanticoke Wind Energy

Kingsbridge Wind Energy Project



The Future Need for Power in Ontario

- IESO has identified a need for new generation in the province through its Annual Planning Outlook ("APO").
- The Windsor region has been identified by the IESO as a high-priority area for new generating capacity as early as 2025.

“Electricity demand in Windsor-Essex and Chatham-Kent alone are forecast to grow from roughly 500 MW of peak demand today to about 2,100 MW in 2035, almost the equivalent of adding a city the size of Ottawa to the grid.”

- *Powering Ontario's Growth, Government of Ontario*

Location: East Windsor Cogeneration Centre

- EWCC generates ~92 MW of power.
- Originally provided steam to the adjacent Ford Engine Plant.
- EWCC began operations in 2009 and was acquired by Capital Power in 2017.



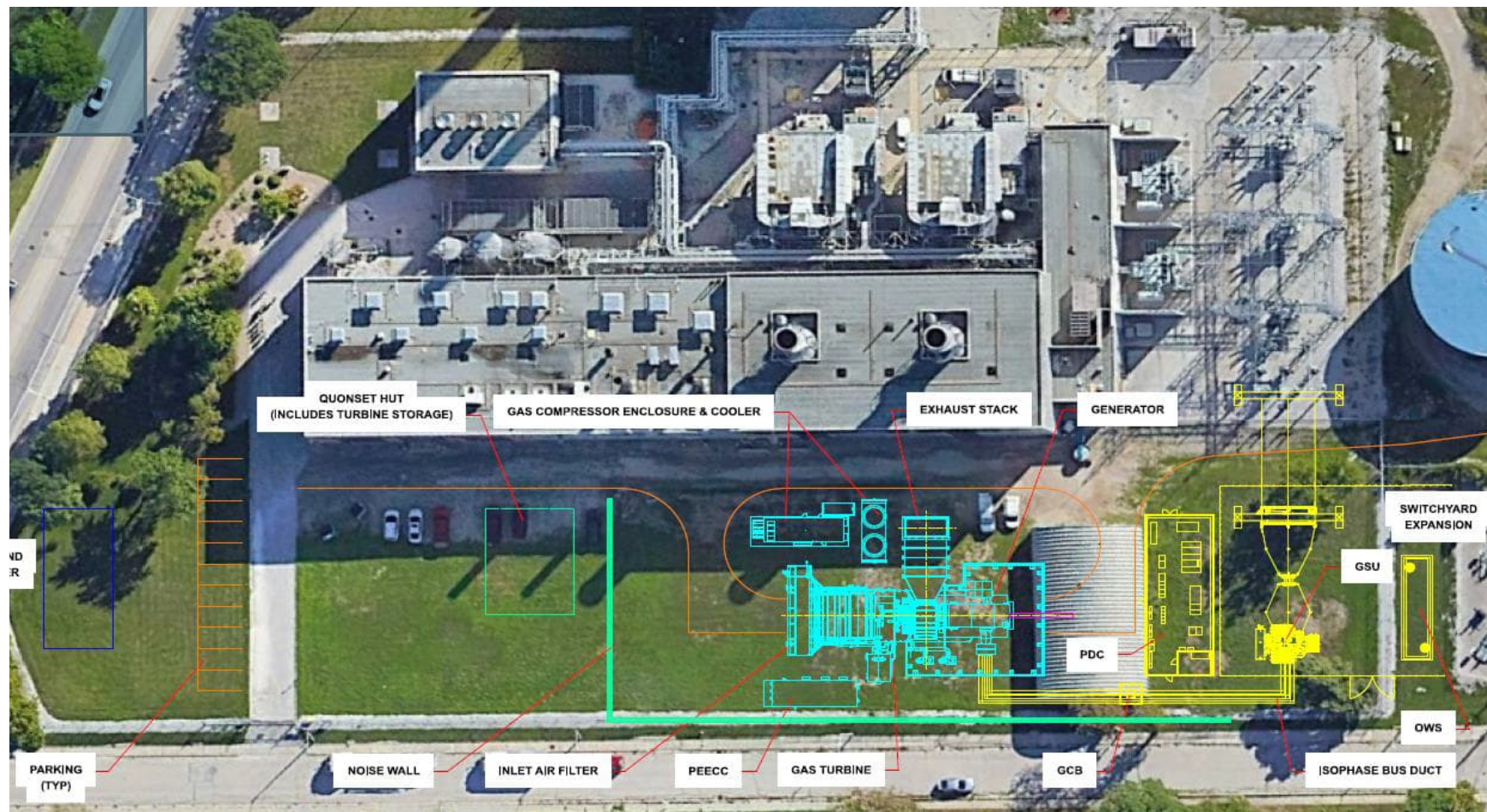
Project Overview

- 100 MW with addition of another machine – a gas turbine.
- Partially hydrogen capable when commissioned and could be 100% hydrogen capable by 2030.
- IESO will dispatch the facility based on system need. The existing EWCC facility currently runs on a similar arrangement, and it is historically operated less than 2% of the time.
- Project to be owned and operated independently of the EWCC, but some shared infrastructure and servicing is anticipated



Project Site

- Project to be located within the current fence line (immediately west of the existing EWCC facility).
- Footprint approx. 0.31 ha. Currently manicured lawn and parking area.
- Key electricity generating components will be enclosed within a new building for noise mitigation.





Regulatory Approval Process

Regulatory Approvals

- *Environmental Assessment Act* requirements (Environmental Screening Process for Electricity Projects)
- Local & Municipal Approvals, working with:
 - City of Windsor (Site Plan Approval)
- Other approvals are also required before the Project can proceed:
 - Environmental Compliance Approvals (Air & Noise, and Industrial Sewage), Stormwater (MECP)
 - Cultural Heritage Submission to MCM - related to existing heritage buildings in the area
- Engagement with the public and Indigenous communities is ongoing.

Technical Studies

- Studies are underway related to environmental factors, including:
 - Air Quality
 - Greenhouse Gas Emissions
 - Land Use Planning
 - Natural Environment (Ecology)
 - Noise
 - Stormwater Management
 - Cultural Heritage Resources (Built Heritage, Heritage Landscapes, Archaeology)
 - Landscaping (Visual Aesthetics)
 - Various construction and engineering plans and drawings

Project Timeline

Milestone	Anticipated Timing
Environmental studies and regulatory approvals	2023 to 2024
Construction mobilization	2025
Delivery and installation of project components	2025
Technical commissioning activities	Late 2025 and Early 2026
IESO commercial operation target	May 2026





Architectural Rendering, January 2024





Subject: East Windsor Expansion Project - proposed times for a briefing
Sent: 2/20/2024, 10:32:10 AM
From: Jay Shukin
To: [REDACTED]

Hello [REDACTED]:

I'm following up on our call on February 9 about the proposed East Windsor Generation Facility Expansion, and we discussed arranging a briefing for you on the project, and particularly around contingency planning for your facility. I've checked with key folks on our team and we have these dates available during the first week of March. Do any of them work for virtual meeting?

Monday, March 4 – 3:00pmET
Tuesday, March 5 – 4:30pm ET
Thursday, March 7 – 9:30am ET

If these don't fit your schedule, please let me know what date/time might work for you.

If possible, could you respond to this email when you get it, just so I know you've received, but take time to determine what day we could talk further.

Best,

Jay

Jay Shukin
Manager, Indigenous and Stakeholder Engagement
Capital Power
250-882-5188

Subject: East Windsor Generation Facility Expansion – Open House: May 1, 2024
Sent: 4/15/2024, 1:31:40 PM
From: Jay Shukin
To: [REDACTED]
Cc: shoreviewatriverside@oxfordliving.ca

Hi [REDACTED]:

I hope you're well. I'm writing with a further update on the East Windsor Generation Facility Expansion Project.

Capital Power is currently completing the Environmental Screening Process for Electricity Projects (ESP) in accordance with Ontario Regulation 50/24 under the *Environmental Assessment Act* and as outlined in the Guide to Environmental Assessment Requirements for Electricity Projects (2024).

As part of that process, we will be holding a public open house on the Project on **Wednesday, May 1, 2024 at the Giovanni Caboto Club (2175 Parent Avenue) from 5:00pm to 8:00pm.**

The project would consist of a simple-cycle gas turbine generator capable of generating approximately 100 megawatts. The project would be located adjacent to the existing East Windsor Cogeneration Centre, on a parcel of land owned by Capital Power.

Designed to operate as a peaking facility, the project would provide dependable capacity at times when other generation sources (wind, solar, base load generation) are not capable of meeting demand. The facility would operate under contract to Ontario's Independent Electricity System Operator (IESO), which would determine when it would run based on the need for electricity. The facility would help address the projected generation shortfall in the Windsor-Essex area that could occur as early as 2025 and support economic growth objectives in the region. You can find more information about the project on our website at [this link](#).

Please let us know if you have questions about the project. As part of our commitment to information sharing and transparent consultation, we would be happy to facilitate a meeting to provide additional information if you feel it would be of value. Likewise, we invite you to join us at our Open House on May 1st.

Please reach out if there is an interest in such a discussion or if you have questions about the project.

Regards,

Jay

-

Jay Shukin
Manager, Indigenous and Stakeholder Engagement
Capital Power
250-882-5188

Water's Edge Event Centre

From: Jay Shukin
Sent: June 12, 2023 5:40 PM
To: [REDACTED] Water's Edge Event Info
Cc: Wilhelm Danek
Subject: Notice of Commencement: East Windsor Generation Facility Expansion Project
Attachments: East Windsor Expansion_NOC Final (June 2023).pdf

Hello [REDACTED]

Please find attached the Notice of Commencement for the Environmental Review of the East Windsor Generation Facility Expansion Project, per Ontario *Environmental Assessment Act*. This notice appeared in the *Windsor Star* on June 10, 2023.

You may also find more information about the Project on our website at:
<https://www.capitalpower.com/operations/east-windsor-generation-facility-expansion/>

Please let me know if you have any questions, comments or would like to arrange a meeting to discuss our proposed Project further.

Kind regards,

Jay

Jay Shukin
Manager, Indigenous and Stakeholder Engagement
Capital Power
1-855-703-5005

On Jul 13, 2023, at 12:32 PM, Wilhelm Danek <wdanek@capitalpower.com> wrote:

Hi [REDACTED]

It was good to meet you last Friday for a quick lunch. We did hear your concerns about potential impacts from our project, including noise, vibration, visual impacts, parking, and other impacts from construction and operations.

Jay and I will be reaching out to our construction teams to further discuss their approach to construction and the potential of impacts from heavy equipment. I'm also going to inquire further with the construction teams about the rental of the residential units you have.

As mentioned, our environmental team is working to better understand sound impacts and how we are going to meet provincial regulatory requirements on a range of matters.

We are expecting to hold a public open house in late September/early October as part of the provincial environmental review process.

Please feel free to reach out if you want further information. Otherwise, we will aim to be back in touch as information becomes available.

Wil

Wilhelm Danek | Sr. Business Development Manager
Capital Power Corporation | Commercial Services Canada

Gulf Canada Square | Suite 1200, 401-9th Ave SW | Calgary, Alberta | T2P 3C5
C 403.836.7205 | P 403.736.3305 |

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Subject: Re: EWC Expansion Project

Sent: 7/14/2023, 6:25:53 AM

From: [REDACTED]

To: Wilhelm Danek

Cc: Jay Shukin

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Thank you very much. It was a pleasure meeting you both. I Appreciate you moving on this matter as quick as you able to! I hope to work with you on a solution to any issues of concern that could affect my businesses. Have a great weekend.

Regards [REDACTED]

March 25, 2024

Occupant
[REDACTED]

Re: East Windsor Generation Facility Expansion Project | Open House on May 1, 2024

Hello:

I'm writing to inform you of the East Windsor Generation Facility Expansion Project ("the Project"), which is proposed at 224 Cadillac Street. The Project will be located adjacent to the existing operation, on a section of land currently used for site access, parking, and storage. **As we understand that you are renting the buildings across from the site, we wanted to reach out to inform you of the project and see if you had questions or comments.**

The Project will consist of a new simple cycle natural gas power plant that will be capable of generating approximately 100 megawatts (MW) and will be located entirely within the footprint of the existing East Windsor Cogeneration Centre (EWCC) property. The Project includes a gas-fired turbine, a generator, and auxiliary equipment (gas compressor, exhaust stack, power distribution, air-cooled heat exchanger, etc.). A building will be constructed to enclose the turbine and other equipment required for power generation. A new transformer will be installed to connect the system to the grid. Other Project components include, but are not limited to, a stormwater management system, a storage building, and parking spaces.

The Project comes in response to the need for more power generation capacity for the province. Ontario's Independent Electricity System Operator (IESO) has identified several regions of the province with pressing needs for new power supply. The Windsor-Essex area, representing the region west of London including the City of Windsor, is one of these regions, with the IESO forecast suggesting local demand will outstrip current capacity as early as 2025. Designed to respond to peak-system needs (e.g. heat waves, cold snaps, high industrial demand), the facility would operate under contract to Ontario's Independent Electricity System Operator (IESO). The IESO will determine when the facility will run based on electricity demand.

The Project can only proceed with regulatory approval from the province and with permits from the City of Windsor. Capital Power is currently completing the Environmental Screening Process for Electricity Projects (ESP) in accordance with Ontario Regulation 50/24 under the *Environmental Assessment Act* and as outlined in the *Guide to Environmental Assessment Requirements for Electricity Projects (2024)*. Through this process, we will assess potential environmental impacts on features such as air quality, noise, socio-economic, and cultural

heritage resources. The results of this work will be available in the forthcoming Environmental Review Report.

Pending regulatory approval, the anticipated project timelines would see us mobilizing for construction in early 2025, with the delivery and installation of components occurring in mid-2025. Our goal is to have the facility operational by mid-2026.

Operations at the existing East Windsor Cogeneration Centre (EWCC) will continue through the construction process. EWCC has a generation capacity of 92 MW. This facility began operations in 2009 and was acquired by Capital Power in 2017.

A public open house on the Project will be held on Wednesday, May 1 2024 at the Giovani Caboto Club (2175 Parent Avenue) from 5:00pm to 8:00pm. Information on the Project is also available on our website at <https://www.capitalpower.com/operations/east-windsor-generation-facility-expansion/>. We expect to be providing more information on the Project in early April.

Should you have questions about the Project prior to the open house or wish to be added to our email list, please feel free to contact me. I would also be happy to arrange a meeting, in-person or virtually, to provide you with further information.

Sincerely,

Jay Shukin
Manager, Indigenous and Stakeholder Engagement
Capital Power
jshukin@capitalpower.com | 1-855-703-5005

Subject: East Windsor Generation Facility Expansion – Open House: May 1, 2024
Sent: 4/15/2024, 1:34:50 PM
From: Jay Shukin
To: [REDACTED]; Water's Edge Event Info
Cc: Chris Sutherland; Matthew Crane

Hello [REDACTED]:

I hope you're well. I'm writing with a further update on the East Windsor Generation Facility Expansion Project.

Per the notice sent in June 2023 (see below), Capital Power is currently completing the Environmental Screening Process for Electricity Projects (ESP) in accordance with Ontario Regulation 50/24 under the *Environmental Assessment Act* and as outlined in the Guide to Environmental Assessment Requirements for Electricity Projects (2024).

As part of that process, we will be holding a public open house on the Project on **Wednesday, May 1, 2024 at the Giovanni Caboto Club (2175 Parent Avenue) from 5:00pm to 8:00pm.**

The project would consist of a simple-cycle gas turbine generator capable of generating approximately 100 megawatts. The project would be located adjacent to the existing East Windsor Cogeneration Centre, on a parcel of land owned by Capital Power.

Designed to operate as a peaking facility, the project would provide dependable capacity at times when other generation sources (wind, solar, base load generation) are not capable of meeting demand. The facility would operate under contract to Ontario's Independent Electricity System Operator (IESO), which would determine when it would run based on the need for electricity. The facility would help address the projected generation shortfall in the Windsor-Essex area that could occur as early as 2025 and support economic growth objectives in the region. You can find more information about the project on our website at [this link](#).

Please let us know if you have questions about the project. Likewise, we invite you to join us at our Open House on May 1st.

Regards,

Jay

Jay Shukin
Manager, Indigenous and Stakeholder Engagement
Capital Power
250-882-5188