

Dry Creek Restoration Group

Expression of Interest

Thursday, October 20, 2022

Scott Smith
City of Port Alberni
4850 Argyle St
Port Alberni BC
V9Y4M2

Dear Mayor Minions, City Councillors, and Staff

The Dry Creek Restoration Group, as part and with the support of Alberni Valley Transition Town Society, would like to express its great interest in partnering with the City of Port Alberni to create a renewed future for the Somass Lands and Dry Creek (also known as Owatchet Creek) Estuary. We recognize and respect that this work would be done on un-ceded territory and must include Tseshah and Hupacasath First Nations as partners in any future the lands have.

Since our presentation to City Council earlier this year, we have been working hard to develop and nurture the partnerships, knowledge, experience, and community support needed to realize the vision of a fully restored Dry Creek Estuary surrounded by new and thriving commercial and residential development. We are more confident than ever that this is the right financial, environmental, and community decision for the Somass Lands and would like to work with you and other stakeholders on a detailed plan and vision.

As a new group, we cannot provide the references you seek, however, we have been in contact with many experienced individuals and organizations from:

Tseshah First Nation
Hupacasath First Nation
Alberni Aquarium
Redd Fish Restoration
Coastal Restoration Society
Dave Clough - Environmental Services
Alberni Valley Nature Club
Former Western Forest Products employees
and many others.



We invite you to our website to see more information about how this vision can be realized and the financial and community benefit for the City. www.avtransitiontown.org/restoredrycreek

With its waterways and natural shoreline restored, the Dry Creek Estuary would not only enhance and restore local salmon runs and other wildlife, but also increase our recreational park and leisure space, supporting lucrative and low risk investor development on stable land better protected from sea level rise and flooding from Redford Street all the way to Tyee Landing.

Attached to this letter you will find supporting documents, planning, and other resources that describe and support this vision.

We believe the community is at a crucial moment in its history. Like similar efforts at False Creek in Vancouver, or on the Ladysmith waterfront, control of the Somass Lands and much of the historic Dry Creek Estuary gives the City a once in a lifetime opportunity to plan, reshape, and restore, a part of the community that has so much potential to nurture and sustain the people here now as it did for millennia.

We hope to partner with and support you in this endeavour.

Sincerely yours,

Chris Alemany on behalf of
Dry Creek Restoration Group
Alberni Valley Transition Town Society

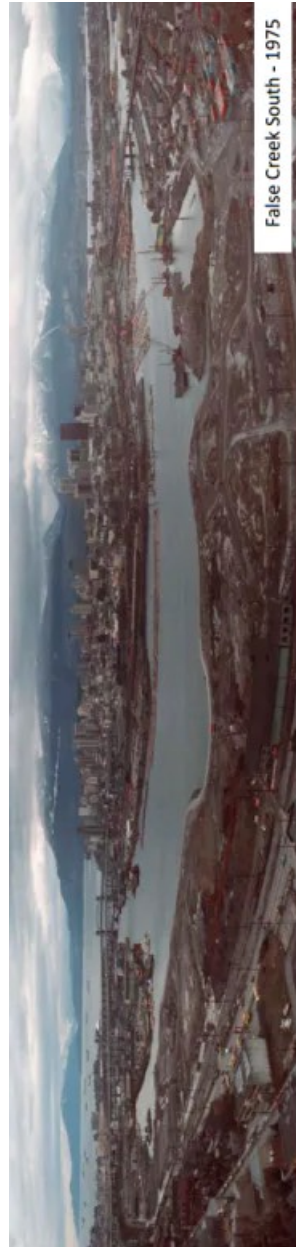
3854 6th Ave
Port Alberni BC
V9Y4M2
250-723-0889
250-731-7930

DCRG - Submission

Appendix A-1

Other Restoration Projects

False Creek Vancouver (CBC)



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Appendix A-2

Other Restoration Projects

Ladysmith Waterfront (Town of Ladysmith and Stz'uminus FN)



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Appendix A-3

Other Restoration Projects

Englishman River (Nature Trust)

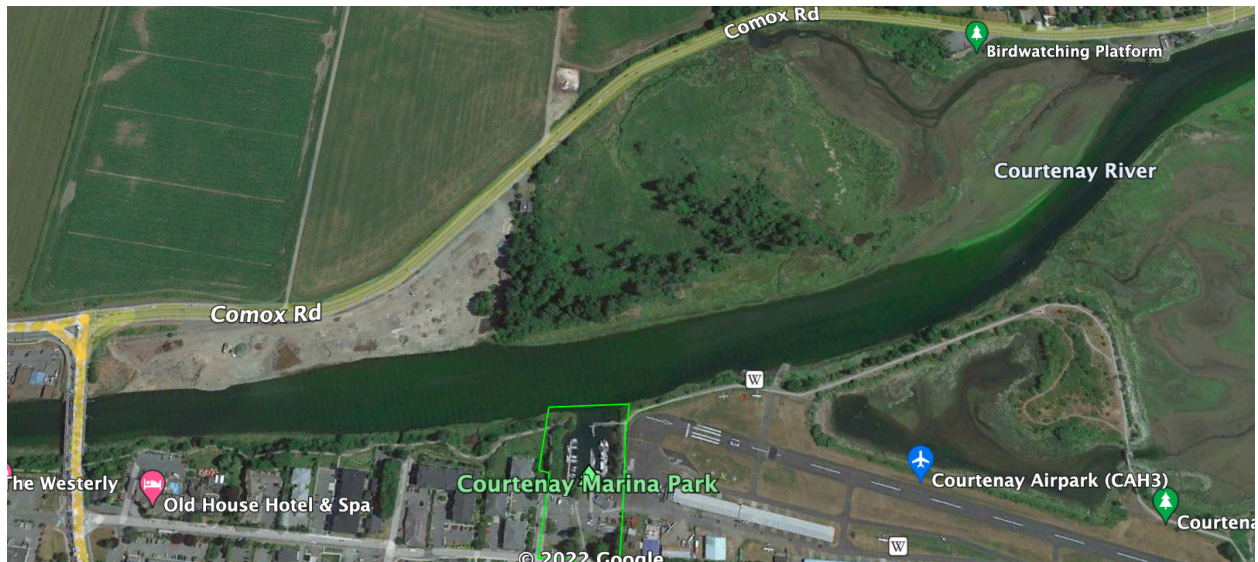


DCRG - Submission

Appendix A-4

Other Restoration Projects

Kus-Kus-sum Restoration Courtenay River



What the sawmill site would look like after transformation into Kus-kus-mus (image credit: Robert Lundquist)

DCRG - Submission

Appendix A-5

Other Restoration Projects

Nanaimo River Estuary (City of Nanaimo, Snuneymuxw FN,
Nanaimo Port Authority, Nature Trust)



NTBC and SFN staff collecting Lyngbye's Sedge (*Carex lyngbyei*) for transplanting at one of our restoration sites in the Nanaimo River Estuary

DCRG - Submission

Appendix B-1 - Planning Documents

Phasing

Phased Goals to Achieve the Vision

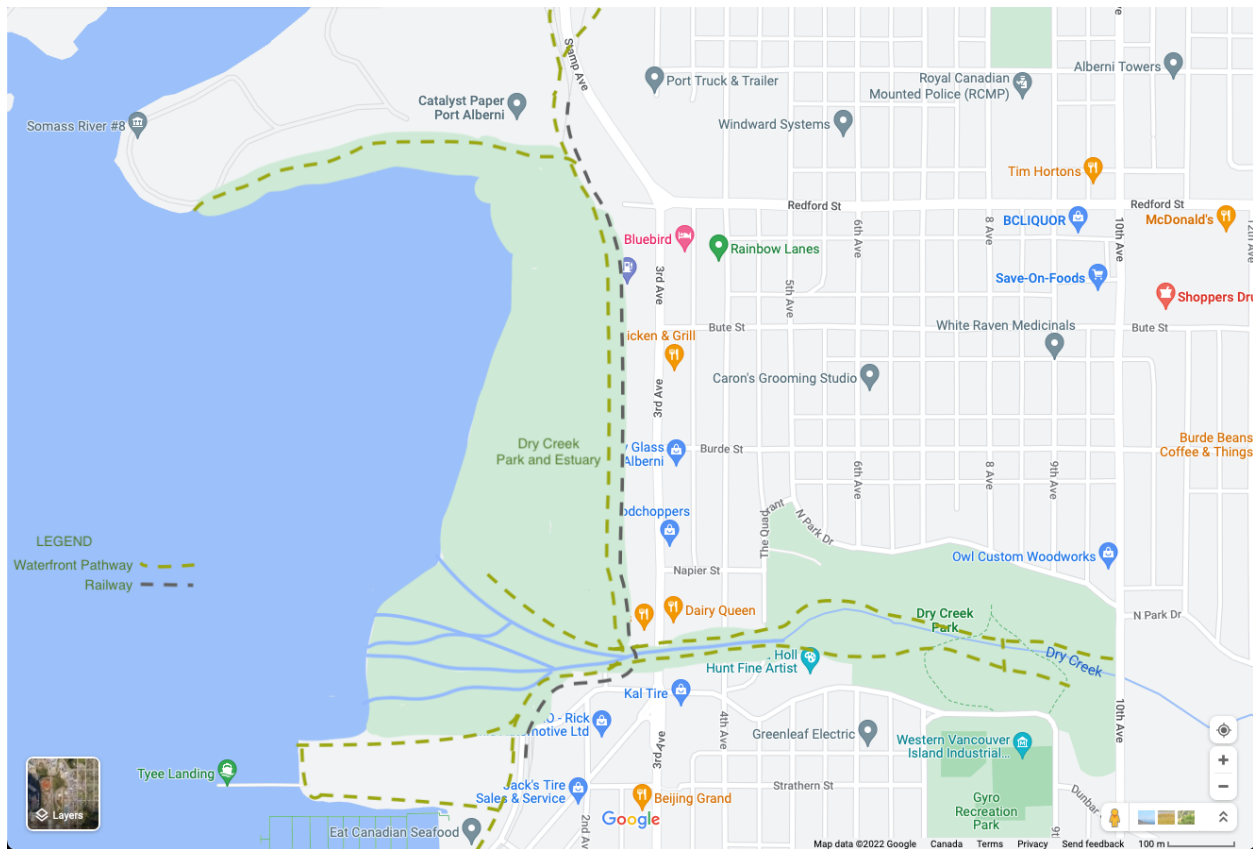


Phase 1	Phase 2	Phase 3
Somass Remediation	Esso, Mosaic, WFP Purchase	Catalyst Agreement/ Purchase
OCP Designation	Railway remediation	Relocation of Railway
Tyee Landing Development	Redevelopment of Dunbar	Redevelopment of 3rd
Harbour Restoration	Begin Dry Creek Restoration	Final Park and Trail Creation

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Appendix B-2 Finished Google Map

What the area might look like on Google Maps after completion with park and trails, relocated railway, restored estuary and commercial areas.



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Appendix B-3

Proposed Land Use Map

The DCRG encourages a diverse land use policy around the restored estuary and on solid, and protected ground, including commercial, multi-family, affordable and market housing, and industrial.

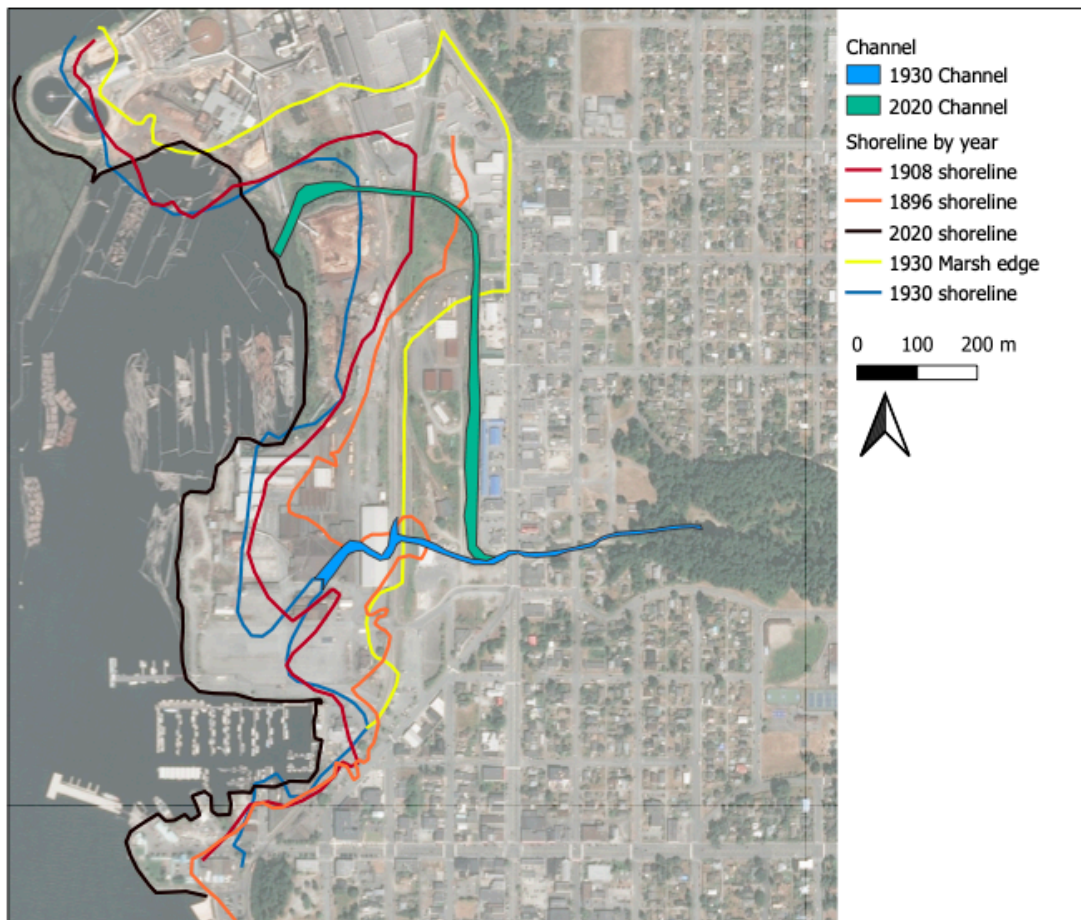


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Appendix B-4

Previous Estimated Shorelines

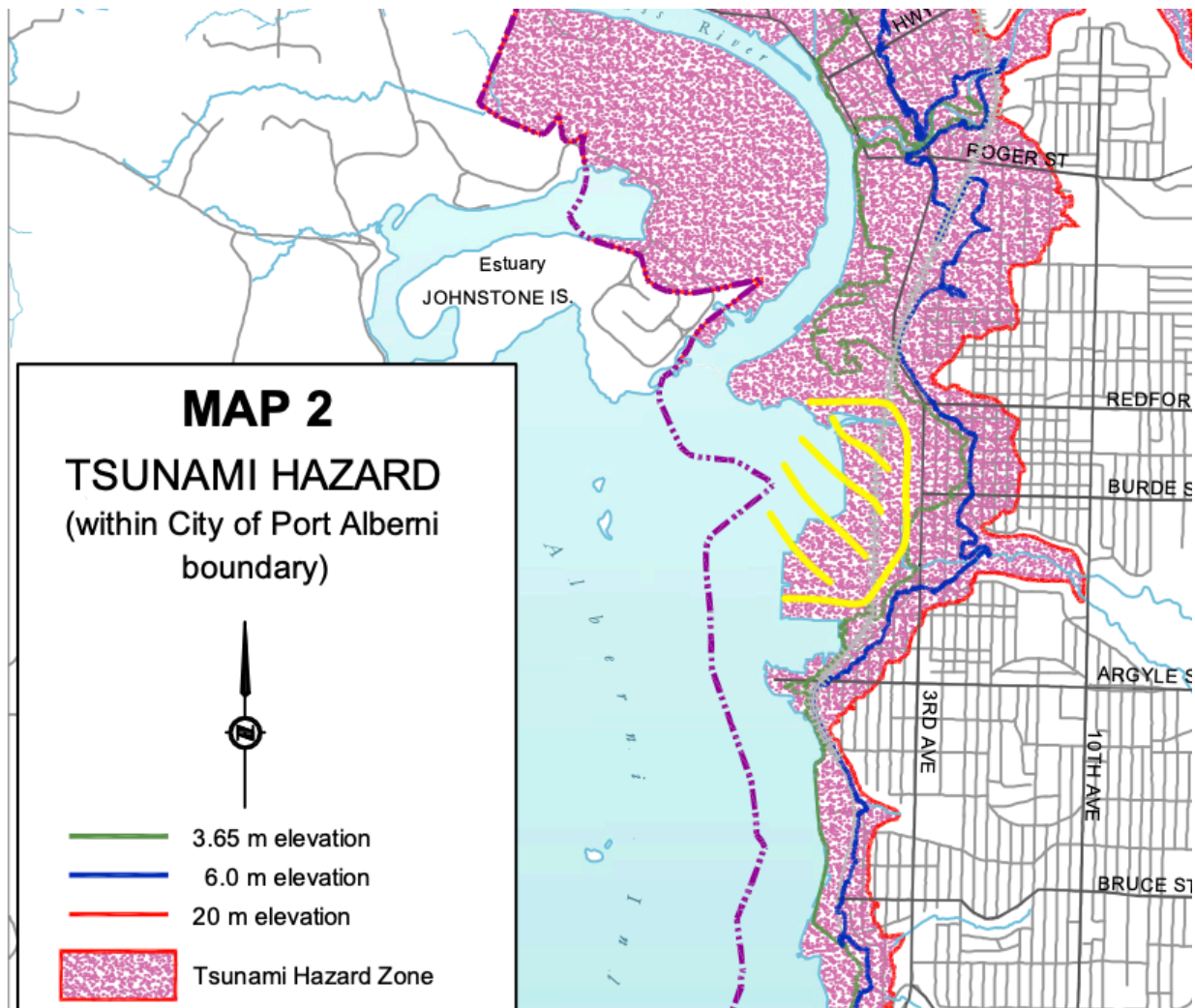
These drawings depict, based on historical images, land use documents, and other sources the approximate historical shorelines and course of Dry (Owatchet) Creek over the past 150 years. (Courtesy Dave Reid)



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Appendix B-5 Tsunami Zone

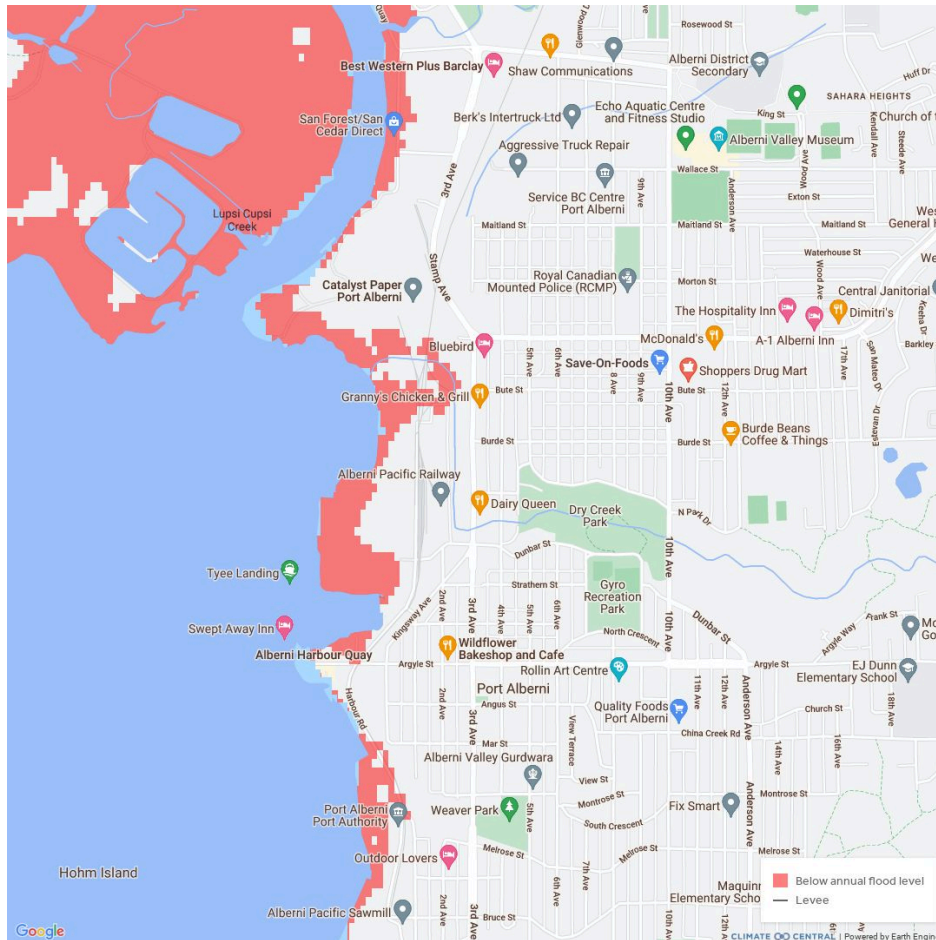
Image based on Tsunami Zone in Port Alberni OCP Bylaw-4602. Yellow shaded area would be approximate full extent of restored natural habitat and/or park.



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Appendix B-6

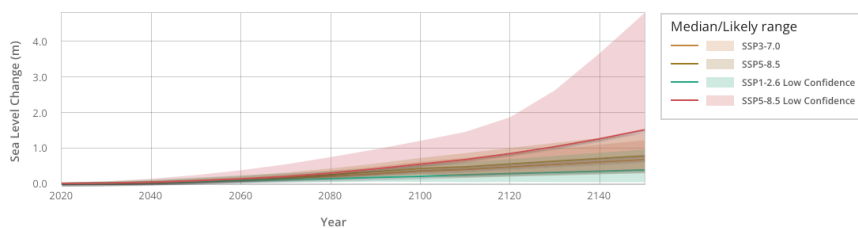
Sea Level Rise and Flood Risk



Above: Projected change in high tide level rise for 2050 (Climate Central). BC Government estimates tectonic uplift causing decrease sea level from tectonic forces of 2.5mm/yr (BC Sea Dike Guidelines January 2011). Current NASA/IPCC estimates for nearest location in Bamfield, indicate a rise of 500mm (1.6ft) by 2100 (sealevel.nasa.gov).

Projected Sea-Level Rise Under Different SSP Scenarios

Sea-level change for SSP scenarios resulting from processes in whose projection there is *medium confidence*. Two *low-confidence* scenarios, indicating the potential effect of low-likelihood, high-impact ice sheet processes that cannot be ruled out, are also provided. Shaded ranges show the 17th-83rd percentile ranges. Projections are relative to a 1995-2014 baseline. The plot below shows the projection and uncertainties for 'Total Sea Level Change'. Data for the individual contributions can be downloaded under 'Get Data'.

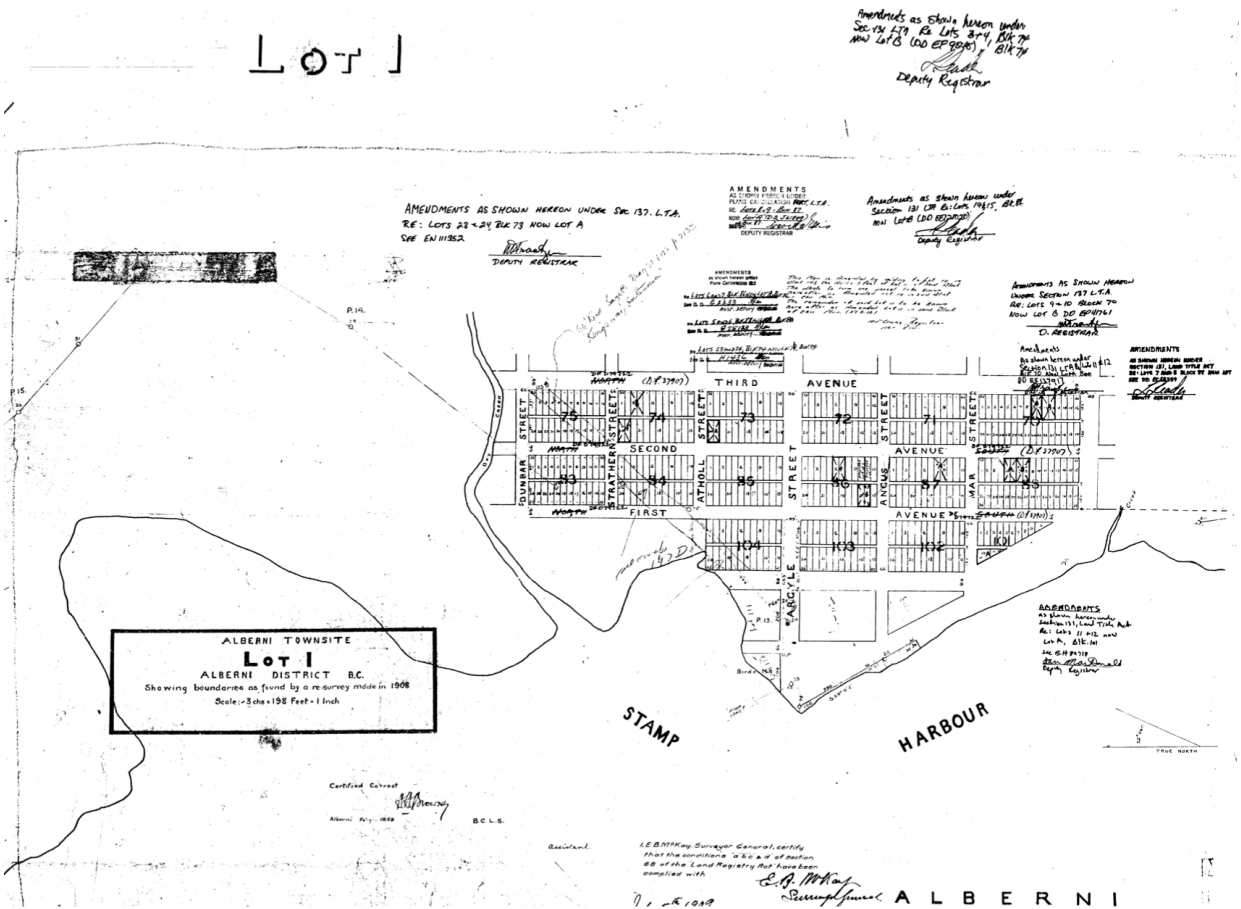


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Appendix B-7

Portion of VIP197

This is a portion of VIP197 from the Land Title and Survey Office of BC. It shows the original layout of the City of Port Alberni including the original course of Dry Creek/Owatchet Creek, Stamp Harbour and the Estuary.

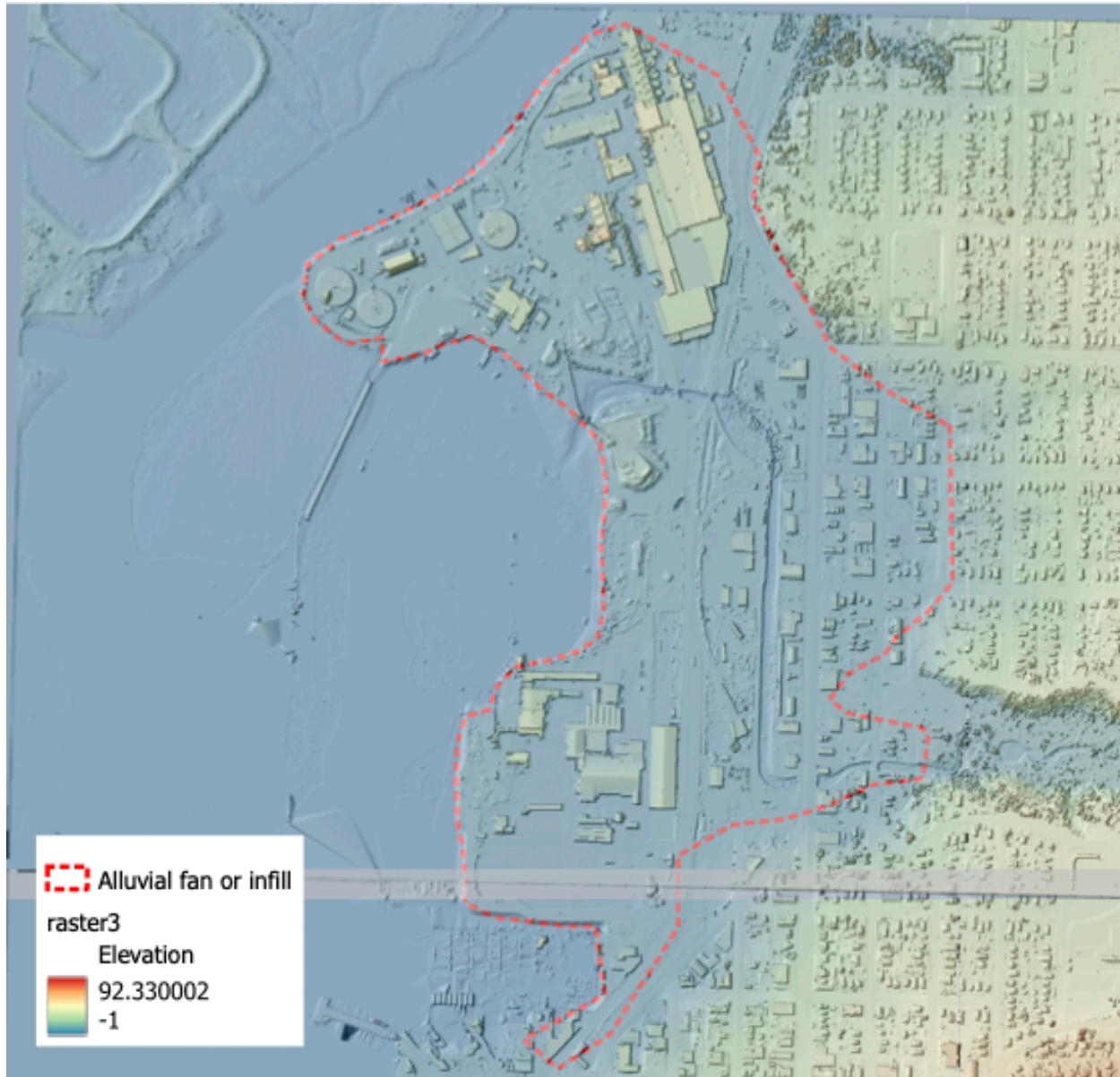


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Appendix B-8

Alluvial Fan of Dry Creek

LIDAR data elevation image with Dry/Owatchet Creek
alluvial fan estimate (Courtesy Dave Reid)



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Appendix C-1 - Historic Images 1930 Harbour Nautical Chart



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Appendix C-2 Land Drawing

Original post-railway causeway drawing of Somas Mill lands with original extent of mud flats, low water mark, Spratt Mill, course of Dry Creek and Estuary



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Appendix C-3

1917 view of entire estuary from 4th Avenue (pn00750)



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Appendix C-4

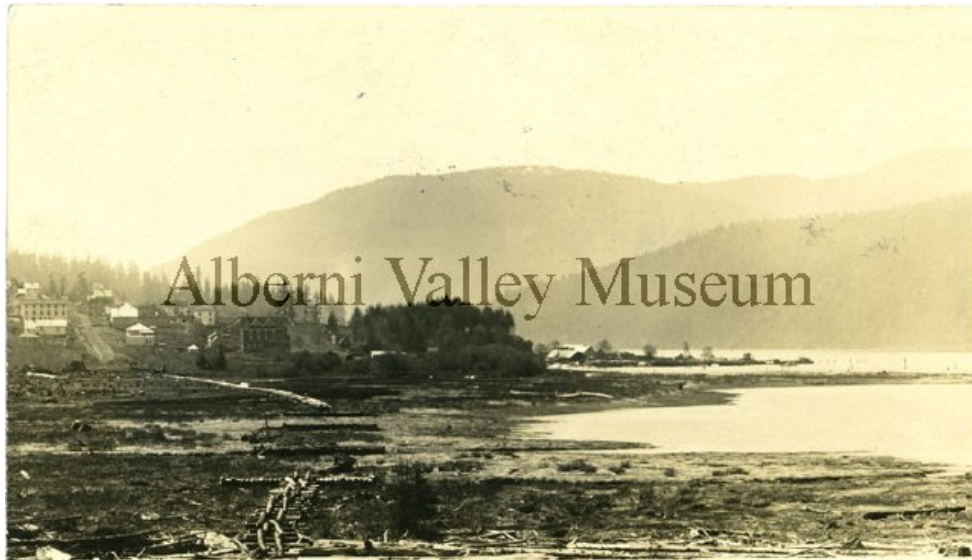
View from railway looking north across mouth of Dry Creek
and Estuary (pn04397)



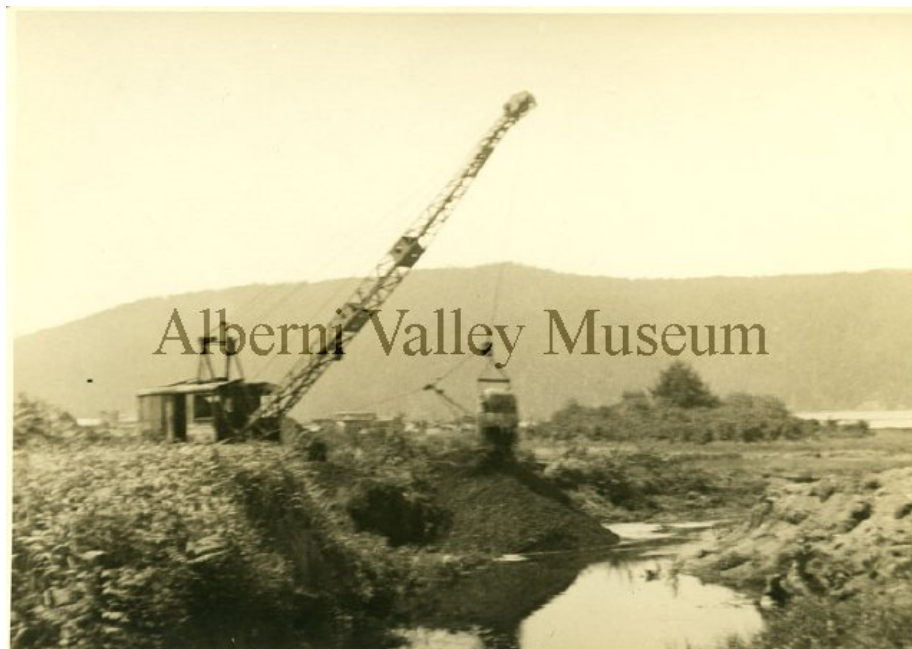
DCRG - Submission

Appendix C-5

Shoreline (~1906) before railway was built. (pn00713)



Modification of Dry Creek (~1930) when Somass Built.
(pn00636)



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Appendix D - Public Brochure

Residential, Commercial Recreational, Inspirational

This an opportunity for growth and renewal for not just the Somass Lands, but for the entire harbour.



Renewed commercial (red), condominium, business, accommodation, and mixed use along Ytee Landing, lower Dunbar, 3rd, and Redford.



Salmon and Wetland

Owatchet Creek Estuary used to nurture salmon, birds and wildlife with the rest of the Somass Estuary. We would like that to return.

Who are we?

Dry Creek Restoration Group is under the umbrella of Alberni Valley Transition Town Society which supports environmental and climate related efforts.



Reconciliation through Restoration

Before the towns of Port Alberni and Alberni were settled, First Nations inhabited these lands including around the Owatchet (Dry) Creek Estuary. We want to work with Tseshaht and Hupacasath to ensure this is done in a way that honours, respects, and restores some of what was lost while providing opportunity for the future.



(Re)-Development working with the City

While we might have a different or expanded overall vision, the goal is the same: to create a space that nurtures, benefits and supports residents and businesses alike.

Dry Creek Restoration Group

We are a community group dedicated to restoring Dry Creek Estuary by renaturalizing and rejuvenating the Somass Lands and other City owned land to its original habitat.

www.avtransitiontown.org/restoredrycreek



Climate Change and Tsunami Preparedness.

Sea level rise, earthquakes, extreme weather, flooding, and tsunamis are all things that can and have impacted the Somass Mill and other low lying areas. Restoring the natural marsh and pulling the shore back toward higher ground will help create a barrier to protect our community and investments.



The map above has been modified to estimate the new shoreline

Dry Creek Restoration Group - part of AVTTS.

AVTTS Public Meetings: 3rd Wednesday of the Month - 6PM at Char's Landing
Questions or would like to know more about this project?
Email: avtransitiontown@gmail.com
Mailing List: restoredrycreek@googlegroups.com
Website: www.avtransitiontown.org/restoredrycreek

The Possibilities

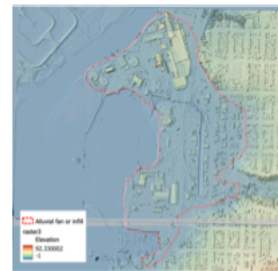
An example of cooperation and restoration. The Nanaimo Estuary restored from coal and other industrial uses.



The foundation of the idea is the restoration of the original course of Owatchet Creek. Could this be the view from Smitty's Restaurant?

Would this enable and encourage further redevelopment of the 3rd and 4th avenue area?

History and Technology



Modern technology, and ancient knowledge can combine to restore potentially contaminated infill to its original purpose and new development. Significant funding and experience exists to accomplish this. Affordable housing, parkland, commercial and industrial space can coexist.



Dry Creek could be our False Creek. Did you know Harbour Quay was designed by the same person that designed Granville Island?