

Summary of Application

The Healing Institute at Forbidden Plateau (THI) intends to operate an inpatient mental health and addiction facility at 8100 Forbidden Plateau Rd. The property at 8100 Forbidden Plateau Rd is currently zoned for tourism activity and our intent is to ensure that the property is properly zoned for a licensed community care and assisted living (CCAL) facility.

In our attached summary document you will find a summary of the leadership team involved in the project, the program activities, the location of the facility and the intentions of THI usage of the property.

Throughout this document you will find information on the property and the structures on the property.

THI has chosen to pursue a Temporary Use Permit (TUP) in order to quicken the process of receiving zoning, in order to pursue the necessary CCAL license. The purpose of a CCAL license is to ensure that all facilities are practicing in a manner that is suitable for our field and the surrounding community. A CCAL license would allow THI to actively pursue government funded beds and these beds would be allocated to residents of Northern Vancouver Island. This service would provide life saving mental health and addiction treatment for residents of the Comox Valley. It is THI's intention to be a leader in inpatient mental health and addiction treatment in the Comox Valley and provide a much needed resource for its residents.

THI does not intend to add any structures to the existing property, nor does it intend to change the location or structure of existing buildings. THI does not foresee any changes from the property's previous use on the community or its services and the land itself will be in its current form throughout the duration of the TUP.

Once successful in obtaining the TUP, THI will then commence the process of permanent zoning changes.

Main Lodge

Main Lodge Building General Characteristics: Two storey lodge building comprising thirteen bedrooms, great room, dining room and bar, kitchen, fitness studio, and spa area.

Age: The building permit was obtained in 2003 with construction occurring during 2003 to 2006. Actual Age is estimated ±13 years old. Effective age is estimated at ±15 years. Remaining economic life is estimated at ±55 years.

Building Size: Main Floor: ±5,000 square feet **Lower Floor:** ±4,600 square feet

Gross Building Area: ±9,600 square feet **Construction Type:** Mixture of conventional wood frame construction and timber framing. **Foundation:** Poured concrete foundation (ICF construction) and slab basement floor. Concrete skim coat on the main floor.

Exterior Walls: Wood shingle exterior. **Roof:** Metal clad gable style roof with skylights. **Windows/Doors:** Insulated aluminium windows with wood frames.

Interior: The level entry main floor has a reception area, large open great room with wood burning fireplace faced with floor to ceiling rock, large dining area, commercial kitchen, prep and storage area, office and six individual suites (rooms) each with an individual three-piece bath. The lower floor comprises seven additional suites each with an individual three-piece bath, fitness studio, spa area with two treatment rooms, steam sauna, and two three-piece baths, laundry and mechanical rooms. The building has a high-quality interior finishing and design with hardwood flooring in the main areas, timber framing in the main living area and floor to ceiling river rock fireplace, large window areas along the east side offering views to the valley and coast and extensive wood trim, window casings and millwork. Ceilings in the main living area are 17'6" with the suites having vaulted ceilings and the lower floor having 9'3" ceilings. Flooring comprises a mixture of hardwood, slate and tile, with carpeting in the hallways and suites. Wall finishes are smooth painted drywall with timber frame and drywall ceilings. The kitchen area is fully developed as a commercial kitchen including stainless steel prep counters, islands, dishwasher and racking with a six-burner propane cook top, dual oven and grill with hood fan.

Services: Heat: Hot water in-floor heating (both floors) supplied by electric boiler and a 400-litre storage tank. 400 litre domestic hot water tank and electric boiler. Hallways have a recirculation system. Electrical: 600 ampere electrical main with 3 phase power.

Plumbing: Each bedroom has a separate 3-piece bath. Common 2 piece bath in the entry foyer, (2) three-piece baths and steam room in the spa area.

Balconies/Patios: The main floor living area opens onto a wood balcony with the lower floor spa area opening onto a concrete and resin deck with inset hot tub.

Detached Residence

General Characteristics: Three level single family residence comprising five bedrooms, three full baths, living room, dining room, kitchen, family room and storage/laundry areas.

Age: The building permit was obtained in 2003 with construction occurring during 2003 to 2006. Actual Age is estimated ± 13 years old. Effective age is estimated at ± 15 years. Remaining economic life is estimated at ± 55 years.

Building Size: Main Floor: $\pm 1,120$ square feet Lower Floor: $\pm 1,120$ square feet Second Floor: ± 819 square feet

Gross Building Area: $\pm 3,059$ square feet Construction Type: Mixture of conventional wood frame construction and timber framing. Foundation: Poured concrete foundation (ICF construction) and slab basement floor.

Exterior Walls: Wood shingle exterior. Roof: Metal clad gable style roof with skylights. Windows/Doors: Insulated aluminium windows with wood frames.

Interior: The main floor has an entry foyer, kitchen and dining area with vaulted ceilings, living room with wood stove, two bedrooms and a four-piece bath. The upper floor has a large open loft area finished as a master bedroom and overlooking the main floor with walk in closet and four-piece ensuite, along with an additional bedroom. The lower floor comprises an additional large bedroom with four-piece ensuite, rec room with wood stove, laundry room and storage area. The building has a high-quality interior finishing and design with hardwood flooring in the main areas, timber framing in the main living area and wood cabinets with commercial range/oven, large window areas along the east side offering views to the valley and coast and extensive wood trim, window casings and millwork. Flooring comprises a mixture of hardwood, slate and tile, with carpeting in the bedrooms. Wall finishes are smooth painted drywall with timber frame and drywall ceilings.

Heat: Electric baseboard heating with two wood stoves for supplementary heat.

Electrical: 200 ampere electrical main with 3 phase power.

Plumbing: (3) four-piece baths, 270 litre electric hot water tank.

Balconies/Patios: The main floor living area opens onto a wood balcony.

Detached Garage

General Characteristics: Triple garage

Age: The building permit was obtained in 2005 with construction occurring during 2005 to 2006. Actual Age is estimated ± 13 years old. Effective age is estimated at ± 15 years. Remaining economic life is estimated at ± 55 years.

Building Size: Main Floor: $\pm 1,068$ square feet (garage area) Second Floor: ± 605 square feet

Gross Building Area: $\pm 1,673$ square feet Construction Type: Conventional wood frame. Foundation: Poured concrete foundation and slab basement floor.

Exterior Walls: Wood shingle exterior. Roof: Metal clad gable style roof. Windows/Doors: Insulated aluminium windows with wood frames.

Interior: The ground floor is an open three bay garage. Interior ceiling height is 11' and the area is insulated and lined with drywall. There is lighting, yet no heating on this level. The upper floor is accessed from an exterior stairwell at the rear with a three-piece bathroom. Finishing in the upper floor features hardwood flooring, painted drywall walls and ceilings. The unit opens onto a small balcony on the east side of the building.

Heat: Electric wall heaters. Electrical: 200 ampere electrical main with 3 phase power.

Plumbing: (1) three-piece baths, 270 litre electric hot water tank.

Balconies/Patios: The upper floor living area opens onto a wood balcony.

Area Above Garage: There is a finished area above the garage that THl intends on converting to a staff room. Inquiries are being made into obtaining proper building code permit for this space to be used in this manner. There are no cooking facilities within that space at present time.

