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**REPORT TITLE:**     **Utilizing Space at 10 Peel Centre Drive for the Homelessness and Addiction Recovery Treatment (HART) Hub**

**FROM:**                Nancy Polsinelli, RD HBS Sc MPA, Commissioner of Health Services

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## **RECOMMENDATION**

- 1. That the space previously used for the Urgent Public Health Need Site (UPHNS) at Peel Region's 10 Peel Centre Drive location be repurposed for the Homelessness and Addiction Recovery Treatment (HART) Hub; and**
- 2. That a capital project in the amount of \$400,000 be established to fund capital renovations for the HART Hub in Brampton, funded by the Ministry of Health through Canadian Mental Health Association – Peel Dufferin, with no net impact to the Region of Peel.**

## **REPORT HIGHLIGHTS**

- Peel's growing pressures within homeless shelters and emergency departments have resulted in a capacity crisis that is driving the need for more targeted, available and integrated services.
- In August 2024, the Province announced the creation of Homelessness and Addiction Recovery Treatment (HART) Hubs as three-year demonstration projects aimed at supporting the treatment and recovery of individuals with complex needs.
- The Region of Peel was a key stakeholder and contributor in preparing a one-model, two site proposal for Peel (one site in Brampton, one in Mississauga) submitted in October 2024.
- In January 2025, the Province announced that the Brampton site in Peel's proposal would receive a HART Hub, and that (Peel's Urgent Public Health Needs Site (UPHNS) also located in Brampton at 10 Peel Centre Drive, would close by end of March 2025.
- The HART hub, which will be located in Brampton, is led by CMHA Peel Dufferin and includes 17 additional community partners from the health, housing and social services sectors.
- As outlined in the successful proposal for the Hub, services will not include supervised consumption and needle exchange services, but will offer addiction education, needle drop-off services, and Naloxone distribution.
- Hub proposal partners have identified the available space at Peel Region's 10 Peel Centre Drive that was previously supporting the UPHNS as being ideally suited for the hub given the location, the alignment with service needs of clients who have used the UPHNS and the current lack of available space options for the Hub.
- Through a lease agreement between Peel Region and Canadian Mental Health Association – Peel Dufferin (CMHA-PD), the HART Hub will request the interim, 3-year use of space at 10 Peel Centre Drive to successfully implement the Hub and deliver the vital services to meet urgent community needs.

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- In addition to a lease agreement, HART Hub partners will conduct modifications and renovations, so that the existing footprint of the UPHNS space can effectively meet programming and client needs in the Hub. Funding for these renovations is included within the HART Hub budget that will be provided by the Ministry of Health through one-time funding, allocated for capital expenditures.
  - There will be no financial implications to the Region as a result of this agreement, with all operating and capital costs being recovered from CMHA-PD as the lead agency.
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## **DISCUSSION**

### **1. Background**

Peel Region has been deeply affected by the crisis of drug toxicity as well as growing rates of homelessness and encampments. Compounding these challenges are long wait times for mental health and addiction services and inadequate supportive housing supply, further underscoring the pressing need for more comprehensive solutions.

In August 2024, the Province announced an investment to launch 27 new Homelessness and Addiction Recovery Treatment (HART) Hubs across the province with the vision for HART Hubs to connect people with complex needs to comprehensive treatment and preventative services that could include: primary care, mental health and addictions supports, social services and employment supports, as well as supportive housing and other services. In October 2024, a proposal for Peel was submitted through a collaborative approach led by Canadian Mental Health Association – Peel Dufferin (CMHA-PD), the Peel Addiction Assessment and Referral Centre (PAARC), Services and Housing in the Province (SHIP), Peel Region and other partners. With input from 18 organizations in Peel, Peel's local submission proposed a one-hub, two-site model (one site in Brampton and one in Mississauga) to ensure an effective and common approach to service delivery, reduced duplication and increased access and cost effectiveness, providing more impact for the investment.

In January 2025, the Province announced successful HART Hub proposals from various communities including only the Brampton site from Peel's two site proposal (Mississauga was not included among the successful sites announced by the Province). The Province allocated \$6.3 million annually (for three years) to the HART Hub located in Brampton. Of this amount, \$1.3 million has been earmarked for supportive housing services which will be overseen and implemented by SHIP.

Peel Region has been a central partner throughout the proposal process with CMHA-PD and other partners and continues to play a leadership role to inform key implementation planning including searching for an appropriate location for the Hub service model since September 2024.

### **2. Homelessness and Addiction Recovery Treatment (HART) Hub**

Peel's Urgent Public Health Needs Site (UPHNS) supervised consumption and drug checking services were closed at the end of May 2025. The Provincial Governments' intent in establishing HART Hubs was to replace supervised consumption sites (SCS) with treatment-based services.

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The HART Hub (Hub) is an important opportunity to provide multidisciplinary services, with a focus on supporting clients to access housing supports in the community, stabilizing mental health and addictions services and comprehensive care. The HART Hub will not provide overnight housing but will offer referrals to supportive housing, transition beds and shelter spaces in the community and provide individuals a pathway to secure stable living conditions. In addition, it will provide essential services such as employment support, harm reduction, food, and onsite showers. Through Ministry requirements, the Hub will not be permitted to offer supervised consumption and needle exchange services, but may offer on-site supports such as addiction education, needle drop-off services, and Naloxone distribution. With focused community outreach and quick referral pathways, the HART Hub aims to assist individuals with complex needs, helping them recover, achieve housing stability, and experience social inclusion. The HART hub presents an important opportunity to strengthen partnerships and integration of Regional services to meet community needs.

### **3. Identifying an appropriate space for the HART Hub**

Despite a long and extensive search over the past six months - that included support from the Region's real estate and Regional Property and Asset Management (RPAM) teams - a permanent site for the Brampton HART Hub has not yet been found. Focus switched to include finding an interim solution, while the search for a long-term location continues (beyond the 3-year timeframe of the demonstration project pilot phase). The space at 10 Peel Centre Drive presents a unique opportunity to meet the growing demand and provide continuity for the community. It will enable service providers to continue supporting clients with access to public health, community-based mental health and harm reduction services and access to primary care. Through a lease agreement between Peel Region and CMHA Peel Dufferin, the HART Hub requests the interim, 3-year use of space at 10 Peel Centre Drive.

The proposed annual gross market rent for the HART HUB lease is Fifty-Five Thousand Three Hundred and Forty-One Dollars (\$55,341.00) plus HST. In accordance with The Regional Municipality of Peel's Document Execution By-Law 32-2017, as amended by Schedule 1 By-Law 6-2020, Section 5.3.(4) the Commissioner or Director responsible for the program or facility, or the Regional Solicitor, or the Manager of Real Estate has Designated Signing Authority for a lease agreement where the leasehold involved does not exceed \$100,000 per annum.

### **4. Locating the HART Hub at 10 Peel Centre Drive**

#### **a) Space Need and Requirements**

In order to deliver an integrated service model spanning primary care, mental health supports and addictions treatment, the Hub has specific space requirements that include: a front reception area, a nursing station, counseling rooms, bathrooms, shower, laundry facilities, a kitchen designed to serve pre-prepared food rather than cooking on-site, open client drop in space, a wellness room, a staff workspace, and a biohazard area. The requested space for the HART Hub will not house bed-based services onsite.

The space at 10 Peel Centre Drive will address community needs and offer an interim solution that will help bridge the current gap while a longer-term location is pursued. Hub

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partners have identified a preliminary list of requirements that require minor renovations relating to moving non-structural walls.

### **b) Renovation Cost**

The HART Hub funding from the Province will cover renovation costs. Regional staff have estimated that the cost for the proposed renovations will be up to \$400,000, with an expected timeline of 3–4 months for completion.

### **c) Renovation Planning and Approach**

HART Hub partners are working closely with Regional staff to ensure that Hub operations do not interfere with other services and operations at 10 Peel Centre Drive. RPAM is reviewing and approving the site proposal and any necessary modifications, before proceeding. Operations at the site will be monitored and emerging concerns or needs will be effectively managed and mitigated.

## **RISK CONSIDERATIONS**

The services being made available through the provincially approved and funded HART Hub align with the Community Safety and Well-being Plan - Mental Health and Addictions area of focus – and will not be available to the at-risk population requiring and searching out recovery and treatment supports, should the recommendations not be endorsed. Further delays in finding another appropriate site are likely to be substantial, creating a void in availability of appropriate services, and ultimately resulting in funding recovery by the Province. A community engagement approach that includes clear messaging and public education will be employed to manage concerns around safety of staff, client users and the broader community at the 10 Peel Centre Drive location. To address concerns regarding any overlap between clients who may be using the HART Hub and other building occupants of 10 Peel Centre Drive, clear guidelines would be established to ensure other functions within the buildings are not impacted (including other service delivery or staff use). An existing separate entrance to the HART Hub space will support the separation of Hub services from other service areas.

## **FINANCIAL IMPLICATIONS**

A lease arrangement will be entered into by CMHA-PD and the Region of Peel for the proposed HART Hub space at 10 Peel Centre Drive. All funding for operating the space will flow from the Ministry of Health to CMHA-PD, who are responsible for the renovation and operating costs at the 10 Peel site with no net impact. No financial contribution, other than staff time to administer the lease, is being requested from the Region.

In order to facilitate the renovations of the space, a new Regional capital project is required. The expenditures through this capital project, up to \$400,000, will be recovered from CMHA-PD as the lead agency.

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### **CONCLUSION**

By approving the three-year use of space at 10 Peel Centre Drive, Peel Region will be helping to meet urgent community needs and bridge the gaps in service facing clients, many of whom would have previously benefited from the UPHNS.

The Hub will provide vital support to vulnerable populations while positioning itself as a proactive and integrated response to addressing homelessness and public health concerns in alignment with provincial policy direction and the intent of the provincial funding. Demonstrating the value of an integrated HART Hub model will support advocacy for an additional Peel HART Hub in Mississauga.

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