

BILL 60: WHAT IT MEANS FOR ONTARIO REIs (AND HOW TO CAPITALIZE ON IT)

Bill 60 is one of the most important regulatory changes Ontario REIs have seen in years. It impacts:

- LTB processes
- Planning timelines
- Renovation strategies
- Multiplex conversions
- Building repositioning

This blog breaks down what changed — in simple REI language — and how Rojas Empire helps investors take advantage of the new environment.



Faster LTB Processes = Less Renovation Risk

Before Bill 60, long LTB timelines discouraged REIs from renovating, repositioning, or adding units.

Bill 60 aims to:

- Move arrears and own-use cases faster
- Simplify reno-related processes
- Shorten review and appeal timelines

For REIs, this means more predictable project timelines and lower holding risk.

Smoothen Planning & Development Approvals

Bill 60 gives municipalities additional tools to speed up approvals and reduce bottlenecks.

These benefits:

- Multiplex conversions
- Intensification projects
- Repositioning older assets
- Small-scale development

REIs can now move projects forward with more confidence and fewer unknowns.

Why This Matters for Value-Add Investors

Strategies that were previously “too risky” are now back on the table:

- Reno-to-lift plays
- 3–8 unit conversions
- Full building reconfigurations
- Adding units to underperforming buildings
- Buying tired assets and turning them into commercial-grade properties

Bill 60 didn’t create cash flow — but it removed the roadblocks that stopped REIs from pursuing it.

How Rojas Empire Helps Investors Benefit from Bill 60

We provide REIs with:

A. Strategy & Feasibility Reviews

- “Can I add units here?”
- “Can this become a 5+ unit building?”
- “Is a reno-vacate-refi realistic?”

Fast, accurate pre-purchase clarity.

B. Renovation & Conversion Design Packages

We produce drawings and scopes that:

- Show genuine structural + life safety upgrades
- Support the investor's strategy
- Make sense to City reviewers
- Keep projects on a clear path to permit

C. Execution Support

- 3D LiDAR scans for accurate existing conditions
- Clean layouts that reduce redesigns
- Construction-ready details
- Documentation that supports smooth refinancing

Bill 60 rewards investors who can move quickly with clarity. We provide the clarity.

Final Thoughts

Bill 60 is an opportunity — but only for REIs who understand how to use it strategically.

If you're planning a renovation, multiplex conversion, or repositioning, reach out. We'll show you exactly what's possible under the new rules.

