



Republic of the Philippines
QUEZON CITY COUNCIL

Quezon City
22nd City Council

PR22CC-688

59th Regular Session

RESOLUTION NO. SP- **9637**, S-2024

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION AS TO LAND USE AND HEIGHT REQUIREMENTS TO LANDTON PROPERTIES INC./RICHARD T. LIM FOR ADDITIONAL 6 FLOORS (8TH FLOOR TO 12TH FLOOR AND PENTHOUSE FLOOR) AND MACHINE DECK FLOOR TO THE EXISTING 7-STOREY WAREHOUSE BUILDING LOCATED AT LOT 1, BLOCK 59, (NO. 159) APO AVENUE CORNER SIMOUN STREET, BARANGAY LOURDES, DISTRICT I, QUEZON CITY, ALLOWING DEVIATION FROM THE RESTRICTIONS PROVIDED UNDER ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE OF 2016

Introduced by Councilor IRENE R. BELMONTE

Co-Introduced by Councilors Bernard R. Herrera, Tany Joe "TJ" L. Calalay, Dorothy A. Delarmente, M.D., Joseph P. Juico, Charm M. Ferrer, Fernando Miguel "Mikey" F. Belmonte, Candy A. Medina, Aly Medalla, Dave C. Valmocina, Tatay Rannie Z. Ludovica, Godofredo T. Liban II, Albert Alvin "Chuckie" L. Antonio III, Don S. De Leon, Wencerom Benedict C. Lagumbay, Atty. Anton L. Reyes, Edgar "Egay" G. Yap, Imee A. Rillo, Raquel S. Malañgen, Nanette Castelo-Daza, Marra C. Suntay, Joseph Joe Visaya, Alfred Vargas, MPA, Ram V. Medalla, Shaira "Shay" L. Liban, Aiko S. Melendez, Mutya Castelo, Maria Eleanor "Doc Ellie" R. Juan, O.D., Kristine Alexia R. Matias, Eric Z. Medina, Emmanuel Banjo A. Pilar, Vito Sotto Generoso, Victor "Vic" Bernardo, Jose Maria M. Rodriguez and Jhon Angelli "Sami" C. Neri

WHEREAS, Landton Properties Inc./Richard T. Lim is applying for the issuance of a Certificate of Exception as to Land Use and Height Requirements for Additional 6 Floors (8th Floor to 12th Floor and Penthouse Floor) and Machine Deck Floor to the existing 7-Storey Warehouse Building located at Lot 1, Block 59, (No. 159) Apo Avenue corner Simoun Street, Barangay Lourdes, District I, Quezon City;

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WHEREAS, pursuant to Section 55, Article VIII of Ordinance No. SP-2502, S-2016, an Exception is required for the aforesaid Project upon authorization from the City Council;

WHEREAS, pursuant to Section 55(2), Article VIII of Ordinance No. SP-2502, S-2016, the Proposed Project will not adversely affect public health, safety and welfare and is in keeping with the general pattern of development in the community;

WHEREAS, the Members of the Committee on City Planning, Building and Zoning has diligently evaluated the mandatory requirements taking into account considerations such as land use and height requirements;

WHEREAS, the Proposed Project shall support economic-based activities and provide livelihood, vital community services and facilities and at the same time, pose no adverse effect on the zone or community;

WHEREAS, the Exception of the Proposed Project will not adversely affect the appropriate use of the adjoining property in the same district;

WHEREAS, the Exception of the Proposed Project will not alter the essential character and general purpose of the district where the Exception sought is located;

WHEREAS, the applicant has complied with all the mandatory requirements prescribed by law, ordinance or administrative issuances;

WHEREAS, the applicant has submitted all the necessary and mandatory requirements in support of the Proposed Project and undertakes to comply with the provisions of existing laws, ordinances, and rules and regulations pertaining to environmental protection, and vehicular traffic;

WHEREAS, the said Project is up to 12th Floor only and no additional floor to be added;

WHEREAS, upon the adoption of this Resolution, no amendments or additions that would alter and/or increase the stipulated height specifications as detailed in the approved project evaluation shall be allowed to ensure that the agreed-upon standards are maintained throughout the validity of this Resolution.

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WHEREAS, in terms of condition stated in this Resolution, any condition that will be violated by the property owner shall result to the immediate revocation of the said Certificate of Exception.

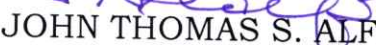
NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED, to authorize, as it does hereby authorize, the issuance of a Certificate of Exception as to Land Use and Height Requirements to Landton Properties Inc./Richard T. Lim for Additional 6 Floors (8th Floor to 12th Floor and Penthouse Floor) and Machine Deck Floor to the Existing 7-Storey Warehouse Building located at Lot 1, Block 59, (No. 159) Apo Avenue corner Simoun Street, Barangay Lourdes, District I, Quezon City, allowing deviation from the restrictions provided under Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016.

ADOPTED: April 22, 2024.



GIAN G. SOTTO
City Vice Mayor
Presiding Officer

ATTESTED:


ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(City Council Secretary)

CERTIFICATION

This is to certify that this Resolution was APPROVED by the City Council on Second Reading on April 22, 2024 and was CONFIRMED on April 29, 2024.


ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(City Council Secretary)

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