



Republic of the Philippines  
**QUEZON CITY COUNCIL**

Quezon City  
22<sup>nd</sup> City Council

PR22CC-887

62<sup>nd</sup> Regular Session

RESOLUTION NO. SP-9662, S-2024

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION AS TO HEIGHT REQUIREMENTS TO MR. ALVIN S. NGKAION FOR THE PROPOSED 5-STOREY COMMERCIAL (305.43 SQ.M.) AND DORMITORY (88 ROOMS) BUILDING WITH BASEMENT PARKING AND MEZZANINE LOCATED AT LOT 3, BLOCK 15, (NO. 18) MAGINHAWA STREET, BARANGAY UP VILLAGE, DISTRICT IV, QUEZON CITY, ALLOWING DEVIATION FROM THE RESTRICTIONS PROVIDED UNDER ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE OF 2016

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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, Nikki V. Crisologo, Charm M. Ferrer, Fernando Miguel "Mikey" F. Belmonte, Aly Medalla, Dave C. Valmocina, Tatay Rannie Z. Ludovica, Godofredo T. Liban II, Kate Galang-Coseteng, Geleen "Dok G" G. Lumbad, 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

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WHEREAS, Mr. Alvin S. Ngkaion is applying for the issuance of a Certificate of Exception as to Height Requirements for the Proposed 5-Storey Commercial (305.43 sq.m.) and Dormitory (88 Rooms) Building with Basement Parking and Mezzanine located at Lot 3, Block 15, (No. 18) Maginhawa Street, Barangay UP Village, District IV, Quezon City;

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WHEREAS, pursuant to Section 55(2), Article VIII of Ordinance No. SP-2502, S-2016, a Certificate of Exception is required for the aforesaid Project upon authorization from the City Council;

WHEREAS, the Committee Members of the City Planning, Building and Zoning have diligently evaluated the mandatory requirements taking into consideration the height requirements;

WHEREAS, 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 applicant has complied with all the necessary 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 public safety, environmental protection, and vehicular traffic;

WHEREAS, upon the adoption of this Resolution, no amendments or additions that would alter or increase the stipulated height specifications as detailed in the approved project evaluation shall be made ensuring that the agreed-upon standards are maintained throughout the validity of this Resolution;

WHEREAS, the proponent shall comply with the Neoclassical or Art Deco design on the façade of the building at the minimum on the First and Second Floor in relation to Quezon City Heritage Ordinance;

WHEREAS, the owner must comply with the construction hours from 8:00 A.M. to 5:00 P.M. and other concerns stated in the Resolution issued by the Sanggunian of Barangay UP Village.

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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 Height Requirements to Mr. Alvin S. Ngkaion for the Proposed 5-Storey Commercial (305.43 sq.m.) and Dormitory (88 Rooms) Building with Basement Parking and Mezzanine located at Lot 3, Block 15, (No. 18) Maginhawa Street, Barangay UP Village, District IV, 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: May 13, 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 May 13, 2024 and was CONFIRMED on May 20, 2024.

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

