Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City
18th City Council

PO2011-105
PO2010-131

46th Regular Session

ORDINANCE NO. SP-2117, S-2011

AN ORDINANCE CLASSIFYING THE 250.6 HECTARE AREA COMPRISING OF THE NORTH TRIANGLE, EAST TRIANGLE AND VETERANS MEMORIAL HOSPITAL COMPOUND AS THE QUEZON CITY CENTRAL BUSINESS DISTRICT (QC-CBD) AND ADOPTING THE QC-CBD MASTER PLAN AND RELATED IMPLEMENTING RULES AND REGULATIONS THEREOF.

Introduced by Councilors JULIAN ML. COSETENG, PRECIOUS HIPOLITO CASTELO, ALLAN BENEDICT S. REYES and EUFEMIO C. LAGUMBAY.
Co-Introduced by Councilors Gian Carlo G. Sotto, Anthony Peter D. Crisologo and Ricardo T. Belmonte, Jr.

WHEREAS, Ordinance No. SP-918, S-2000 provides for the adoption of the Quezon City Comprehensive Zoning Ordinance, as amended by Ordinance No. SP-139, S-2004;

WHEREAS, after a decade of Implementation and Enforcement of the said Zoning Ordinance, further amendment to some of its existing provisions became imperative in order to respond to the developments in the City, among which is the need to have a well defined Central Business District (CBD) that supports a range of activities and development opportunities which define the role of Quezon City in the metropolitan and national economy;

WHEREAS, among all areas in Quezon City, with its location, scale, and regional access, the combined area of North and East Triangle and Veterans Memorial Hospital Compound offers the best opportunity of becoming Quezon City's premier CBD with a strong distinct identity;

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WHEREAS, Executive Orders Numbered 620 and 620-A Series of 2007 created the Urban Triangle Development (TriDev) Commission and specified its mandate to manage the development and speed up the transformation of a mixed-use area that shall become the Quezon City Central Business District (QC-CBD);

WHEREAS, the Urban Triangle Development Commission adopted Commission Resolution No. 1, Series of 2010 (17 June 2010) entitled: "Adoption by the Urban Triangle Development Commission of the Detailed Urban Design of the Comprehensive Master Plan of the Quezon City Central Business District and Endorsing its Immediate Implementation";

WHEREAS, in order to facilitate the realization of this vision, there is a need to provide for a mechanism for the establishment and orderly planning of this CBD with distinct regulations and standards not provided for under existing laws or ordinances;

WHEREAS, recognizing the value of this amendment, the City Council perceives the necessity of adopting these guidelines to be incorporated or appended to the Quezon City Comprehensive Zoning Ordinance, for the declaration of the 250.6 Hectare Area Comprising of the North Triangle, East Triangle and Veterans Memorial Hospital Compound as the Quezon City Central Business District (QC-CBD) and adopting the QC-CBD Master Plan;

WHEREAS, the QC-CBD is expected to boost Quezon City's reputation and growth and contribute to its overall economic development.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED:

SECTION 1. Title – This Ordinance shall be known as the Quezon City Central Business District (QC-CBD) Zoning Ordinance".

SECTION 2. Scope and Application - This Ordinance shall apply to the Quezon City Central Business District comprising the North Triangle, East Triangle and the Veterans Memorial Hospital Compound.

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As QC-CBD, land use therein shall be devoted solely and particularly to the uses/purposes provided in this ordinance.

SECTION 3. Organization of Land Uses - The QC-CBD shall be comprised of five (5) districts: Triangle Exchange, Emporium, Downtown Hub, The Residences and Commons with the following appropriate uses to be allowed in each district;

3.1 Allowable uses in mixed commercial/retail zones (Triangle Exchange and Emporium Districts):

3.1.1 Mixed Use Residential and Institutional Uses
- 3.1.1.1 Offices like:
  - 3.1.1.1.1 Office Building
  - 3.1.1.1.2 Office Condominium
- 3.1.1.2 General retail stores and shops like:
  - 3.1.1.2.1 Department Store
  - 3.1.1.2.2 Bookstore and Office Supply Shop
  - 3.1.1.2.3 Home Appliance Store
  - 3.1.1.2.4 Car Shop
  - 3.1.1.2.5 Photo Shop
  - 3.1.1.1.6 Flower Shop
- 3.1.1.3 Food markets and shop like:
  - 3.1.1.3.1 Bakery and bake shop
  - 3.1.1.3.2 Wine store
  - 3.1.1.3.3 Grocery
  - 3.1.1.3.4 Supermarket
- 3.1.1.4 Personal Service shops like:
  - 3.1.1.4.1 beauty parlor
  - 3.1.1.4.2 barber shop
  - 3.1.1.4.3 sauna bath and massage clinic
  - 3.1.1.4.4 dressmaking and tailoring shops
- 3.1.1.5 Recreational center/establishments like:
  - 3.1.1.5.1 Movie house/theater
  - 3.1.1.5.2 Playcourt e.g. tennis court, bowling lane, billiard hall

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3.1.1.5.3 Swimming pool
3.1.1.5.4 Day and night club
3.1.1.5.5 Stadium, coliseum, gymnasium
3.1.1.5.6 Other sports and recreational establishment

3.1.1.6 Restaurants and other eateries
3.1.1.7 Short term social education like:
3.1.1.7.1 Dancing schools
3.1.1.7.2 School for Self Defense
3.1.1.7.3 Driving Schools
3.1.1.7.4 Speech Clinic
3.1.1.7.5 Commercial condominium (with residential units upper floors)

3.1.1.8 Commercial housing like:
3.1.1.8.1 Hotel
3.1.1.8.2 Apartment
3.1.1.8.3 Apartel
3.1.1.8.4 Boarding House
3.1.1.8.5 Dormitory
3.1.1.8.6 Pension House
3.1.1.8.7 Club House
3.1.1.8.8 Motel

3.1.1.9 Library
3.1.1.10 Filling Station/service station
3.1.1.11 Clinic
3.1.1.12 Vocational/technical school
3.1.1.13 Convention Center and related facilities
3.1.1.14 Messengerial service
3.1.1.15 Security Agency
3.1.1.16 Janitorial service
3.1.1.17 Bank and other financial institutions
3.1.1.18 Radio and television stations
3.1.1.19 Building garage, parking lot
3.1.1.20 Bakery and baking of bread, cake, pastries, pies and other similar perishable

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3.1.1.21 *Custom Dressmaking*
3.1.1.22 *Custom tailoring shop*
3.1.1.23 *Commercial and job printing*
3.1.1.24 *Typing and photo engraving service*
3.1.1.25 *Repair of optical instruments and equipment and cameras*
3.1.1.26 *Repair of clocks and watches*
3.1.1.27 *Manufacture of insignia, badges and similar emblems except metal*
3.1.1.28 *Repair shops like:*
3.1.1.28.1 *House appliances repair shops*
3.1.1.28.2 *Motor vehicle and accessory repair shops*
3.1.1.28.3 *Home furnishing shops*
3.1.1.28.4 *Printing/publishing*
3.1.1.28.5 *Parking lots, garage facilities*
3.1.1.28.6 *Other commercial activities not elsewhere classified*

3.2 *Allowable uses in Mixed Use Institutional Zone (Downtown Hub)*
3.2.1 *Mixed Use Residential and Mixed Use Commercial/ Retail*
3.2.1.1 *Government center to house national, regional or local offices in the area*
3.2.1.2 *Colleges, universities, professional business schools, vocational land trade schools, technical schools, and other institutions of higher learning*
3.2.1.3 *General hospitals, medical centers, multi-purpose clinics*

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3.2.1.4 *Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities*
3.2.1.5 *Convention centers and related facilities*
3.2.1.6 *Religious structures e.g. church, seminary, convents*
3.2.1.7 *Museums*

3.3 *Allowable uses in mixed residential zone (Residences)*

The Residential Zone shall be used principally for dwelling/housing purpose to maintain peace and quiet in the area, within the zone. The following are the allowable uses:

3.3.1 *Detached family dwelling*
3.3.2 *Multi-family dwelling e.g. row-houses, apartments*
3.3.3 *Residential Condominium*
3.3.4 *Apartment*
3.3.5 *Hometel*
3.3.6 *Pension House*
3.3.7 *Hotel Apartment or Apartel*
3.3.8 *Dormitory*
3.3.9 *Boarding House*
3.3.10 *Branch libraries and museums*
3.3.11 *Customary accessory uses like:*
3.3.11.1 *Servants Quarters*
3.3.11.2 *Private Garage*
3.3.11.3 *Guard House*
3.3.12 *Home occupation for the practice of one's profession or for engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like provided that:*

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3.3.12.1 The number of persons engaged in such business/industry shall not exceed five (5), inclusive of the owner;

3.3.12.2 There shall be no change in the outside appearance of the building premises;

3.3.12.3 No home occupation shall be conducted in any customary accessory uses cited above;

3.3.12.4 No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than the required front yard;

3.3.12.5 No equipment process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.

3.3.13 Home Industry Classified as cottage industry provided that:

3.3.13.1 Such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance;

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3.3.13.2 Allotted capitalization shall not exceed the capitalization set by the Department of Trade and Industry (DTI);

3.3.13.3 Such shall consider same provisions as enumerated in 3.3.12.3, 3.3.12.4 and 3.3.12.5 of number 3.3.12, this section.

3.3.14 Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:

3.3.14.1 Swimming pool
3.3.14.2 Tennis court
3.3.14.3 Others

3.3.15 Nursery/ Elementary School
3.3.16 High School
3.3.17 Vocational School
3.3.18 Sports Club
3.3.19 Religious Use
3.3.20 Multi-purpose hall/ barangay hall
3.3.21 Clinic, nursing and convalescing home, health center
3.3.22 Plant nurseries

3.4 Allowable uses in Open Space Zones (Commons):

3.4.1 Parks/ gardens
3.4.2 Resort areas
3.4.4 Open air or outdoor sports activities and support facilities, including low rise stadia, gyms, amphitheater and swimming pools
3.4.4 Golf courses, ball courts, race tracks and similar uses
3.4.5 Memorial/ Shrines monuments, kiosk and other park structures
3.4.6 Sports Club

SECTION 4. Allowed Parking Ratio – Structures in QC-CBD shall have a Parking Ratio in accordance with existing Zoning Ordinance of 2000, as amended.

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SECTION 5. Allowed Floor Area Ratio (FAR) - Structures in the QC-CBD shall be governed by the existing Zoning Ordinance;

5.1 Triangle Exchange District – Floor Area Ratio range from FAR 14-18, with no height restriction.

5.2 Emporium District – Floor Area Ratio range from FAR 14-16 with minimum building height requirements of 24 storey.

5.3 Downtown Hub District – Floor Area Ratio range from FAR 4.5 -5; building heights range from Ten (10) to Fifteen (15) storey.

5.4 Residences District – Floor Area Ratio range from 5.4 to 5.8; building heights are from 18 meters to 24 storey.

This is in accordance with the Comprehensive Master Plan for QC-CBD submitted by the Urban Triangle Development Commission and made an integral part of this Ordinance.

SECTION 6. Approval Process – It is a condition precedent that a Developer's permission is required before any development can commence. The standards and approval procedures required in this ordinance are general guidelines which shall be refined and supplemented by detailed guidelines and restrictions to be prepared by each Developer.

In any case, no project, building or use of any lot may be approved or granted permit unless the same is in accordance with the approved Master Plan and a written approval from the Developer or its design is first obtained by the proponent.

Such approval shall form part of the submittals of the proponent when applying for other development permits required by the Quezon City Government and other appropriate governing bodies.

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SECTION 7. Special Account – In addition to the provisions of Ordinance No. SP-91, S-1993, otherwise known as the Quezon City Revenue Code, as amended, all taxes, fees and charges collected within the QC-CBD shall accrue to the Social Development and Physical Infrastructure of the City. Only Fifty Percent (50%) of the total collection shall be utilized for that current year and the remaining balance shall accrue every year thereafter.

For this purpose, the City Accountant is hereby directed to establish the Social Development and Physical Infrastructure Special Account.

SECTION 8. Suppletory Effect of other Laws, Decrees and Restrictions – The standards set forth in this ordinance are intended to provide general direction and guidance. These guidelines shall be considered along with all applicable laws, ordinances, policies and guidelines. The provisions of this Ordinance shall not, in any way or manner relieve any project proponent from obtaining all approvals and permits required by the City Government and other relevant government agencies, except as otherwise expressly provided therein.

All conditions contained herein shall be binding upon the project proponent, as well as its successors, tenants and assigns. The conditions may be modified or amended only pursuant to a formal amendment of the Master Plan. Any failure to comply with the Master Plan or any condition of approval herein shall be deemed a violation of the Ordinance.

SECTION 9. Separability Clause – Should any section or provision of this ordinance be declared by the Courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid. Any portion thereof not affected by such declaration shall remain in full force and effect.

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SECTION 10. Repealing Clause – All ordinances, executive orders, issuances, rules and regulations inconsistent with the provisions of this Ordinance are hereby repealed, rescinded and amended accordingly. Provided, that the rights are vested before the effectivity of this Ordinance shall not be impaired.

SECTION 11. Effectivity – This Ordinance shall take effect immediately upon its approval. The herein declared QC-CBD shall correspondingly be incorporated in the Comprehensive Land Use Plan and Zoning Ordinance of the City.

ENACTED: December 12, 2011.

ANTHONY PETER D. CRISOLOGO
City Councilor
Acting Presiding Officer

ATTESTED:

Atty. JOHN THOMAS S. ALFEROS III
City Gov't. Asst. Dept. Head III

APPROVED: 21 MAR 2012

HERBERT M. BAUTISTA
City Mayor

CERTIFICATION

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on December 12, 2011 and was PASSED on Third/Final Reading on January 30, 2012.

Atty. JOHN THOMAS S. ALFEROS III
City Gov't. Asst. Dept. Head III

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