



Republic of the Philippines
QUEZON CITY COUNCIL

Quezon City
18th City Council

PO2011-224

57th Regular Session

ORDINANCE NO. SP- 2160, S-2012

AN ORDINANCE ADJUSTING THE ZONING CLASSIFICATION OF A PORTION OF THE UNIVERSITY OF THE PHILIPPINES, DILIMAN, QUEZON CITY MORE SPECIFICALLY IDENTIFIED AS LOT NO. 42-C-12 OF TRANSFER CERTIFICATE OF TITLE NO. 27912 (192686), OTHERWISE KNOWN AS THE UP DILIMAN EAST CAMPUS PROPERTY, FROM INSTITUTIONAL (INST) TO SPECIAL URBAN DEVELOPMENT ZONE (SUDZ), PROVIDING CERTAIN CONDITIONS THEREFOR, AND FOR OTHER PURPOSES.

*Introduced by Councilor RICARDO T. BELMONTE, JR.
Co-Introduced by Councilors Francisco A. Calalay, Jr.,
Dorothy A. Delarmente, Anthony Peter D. Crisologo,
Ricardo T. Belmonte, Jr., Joseph P. Juico, Alexis R.
Herrera, Precious Hipolito Castelo, Alfredo D.
Vargas III, Eden "Candy" A. Medina, Julienne
Alyson Rae V. Medalla, Roderick M. Paulate,
Godofredo T. Liban II, Julian ML. Coseteng, Allan
Benedict S. Reyes, Jaime F. Borres, Jose Mario
Don S. De Leon, Gian Carlo G. Sotto, Eufemio C.
Lagumbay, Jesus Manuel C. Suntay, Jessica
Castelo Daza, Raquel S. Malañgen, Vincent DG.
Belmonte, Marvin C. Rillo, Ivy Lim-Lagman,
Ranulfo Z. Ludovica and John Ansell R. De
Guzman.*

WHEREAS, Section 458 (2) of Republic Act No. 7160, otherwise referred to as the Local Government Code of 1991, vests in the Sangguniang Panlungsod the authority to adopt a comprehensive land use plan, prescribe limits to usage of property and enact integrated zoning ordinances;

WHEREAS, pursuant to said Section 458 of the Local Government Code, the Sanggunian enacted Ordinance No. SP-918, S-2000, more commonly known as the Quezon City Comprehensive Zoning Ordinance of 2000, and subsequently amended it by Ordinance No. SP-1369, S-2004;

WHEREAS, the said Quezon City Comprehensive Zoning Ordinance provides for the mechanism of review and update on land use and zoning classification as the need arises;

WHEREAS, the University of the Philippines through its President, Alfredo Pascual, has requested the City to approve their plan to redevelop its 85,505 square meter UP Diliman East Campus Property along Katipunan Avenue, technically described as Lot No. 42-C-12 under TCT No. RT-27912 (192686) of the Register of Deeds of Quezon City into a commercial mixed-use development;

WHEREAS, the UP Diliman East Campus Property presents an opportunity for the private sector industry and the academe to collaborate into a development that is envisioned to be a vibrant mix of office, retail shops, cultural and academic support facilities that are attuned to the needs of the UP community, neighboring residents and visitor while ensuring the relocation and improvement of the UP Integrated School campus in its most conducive location;

WHEREAS, the proposed development is intended to be a resource generator for the University to support its academic, research and extension functions and its consistent with the UP Diliman Campus land use plan designating the area as commercial;

WHEREAS, allowing the establishment of such facilities would require an amendment of the present zoning of the project site from Institutional (INST) to Special Urban Development Zone (SUDZ);

WHEREAS, the QC Comprehensive Zoning Ordinance allows Special Urban Development Zones (SUDZ) which are areas governed by certain conditions and regulations to preserve and protect their distinct and special character or to control physical development to prevent traffic congestion, deterioration of services, facilities and environmental and other problems affecting the general public;

WHEREAS, the redevelopment of the UP Diliman East Campus Property is also expected to further boost the City's reputation and growth as a Knowledge Hub and the ICT Capital of the Philippines and contribute to the City's overall economic development.

NOW, THEREFORE,

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

SECTION 1. Area Coverage – In view of the redevelopment vision and proposed land uses in the UP Diliman East Campus Property and subject to the conditions herein provided, Lot No. 42-C-12 under TCT No. RT-27912 (192686) with an area of approximately 85,505 square meters, located along Katipunan Avenue in Barangay Pansol, Quezon City, is hereby reclassified from its present zoning classification of Institutional (INST) to Special Urban Development Zone (SUDZ).

SECTION 2. Land Use and Density – The appropriate land uses to be allowed in the UP Diliman East Campus Property as a SUDZ are:

- a. Retail/ Service shops/ Restaurants
- b. Office/ Business Process Outsourcing (BPO) / Information Technology (IT) office/ Incubator center
- c. Academic and Cultural spaces (exhibit areas, galleries)
- d. Support or Ancillary uses (parking, maintenance facilities, etc.)

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As a SUDZ, the site shall be redeveloped following a Master Plan that accommodates the listed uses, provided, that no structure higher than seven (7) storey shall be constructed, and permits flexibility in urban design, performance standards such as building massing, lot configuration, density allocation setbacks, vehicular and pedestrian circulation, open space, utilities, and preserves the site's historic and significant natural land features if feasible. The mixed-use development will have about 88,000 sq. m. gross area of commercial spaces but overall FAR for the entire development will be maintained at 1.2.

All development plan/s submitted by the University of the Philippines in relation to its request for City approval of the subject area forms an integral part of this Ordinance. No variation from said development plan/s shall be effected unless covered by a subsequent development plan duly reviewed and approved by the Sangguniang Panlungsod through an appropriate resolution.

SECTION 3. Development Conditions – In the event that the development specified in Section 2 hereof do not ensure, the site shall revert to its former classification of Institutional Zone (INST). For this purpose, it is presumed that said development do not ensure if actual construction thereof does not commence within one (1) year following the approval of this Ordinance. Accordingly, the developer shall apply for building and other necessary permits with the proper offices of the Quezon City Government.

Persons or entities with whom the University of the Philippines shall enter into contract for the purpose of the development described in Section 2 hereof must be duly licensed to engage in business in Quezon City.

SECTION 4. Parking Requirements – The SUDZ in UP Diliman East Campus Property shall have the following minimum parking requirements:

- a. Office buildings 1 slot/ 50 sq. m. of total GLA
- b. Commercial/ shopping Space/ Retail 1 slot/ 60 sqm. of total GLA

To provide just the optimum number of parking slots and promote the district as a sustainable development, shared parking arrangement for two or more land uses may be allowed where feasible subject to certain conditions.

For adjacent buildings, parking facilities can be shared and the total parking requirement of the different land uses within the adjacent buildings may be adjusted depending on the type, size and combination of land uses and their timing differences in parking demand. In such case, shared parking agreements indicating the total parking requirement and cross-access arrangement between adjacent land uses shall be established and approved upon favorable evaluation of a shared parking study prepared by a reputable traffic consultant.

The shared parking study must demonstrate that the peak parking demand of two or more Principal Uses or adjacent buildings would not occur at the same time and that the total parking demand at any given time can be sufficiently addressed by the sharing of parking spaces. Parking data from existing buildings comparable to the buildings proposed for shared parking must be used for the shared parking study. All sources, data and calculations used for shared parking must be documented and included in the shared parking study for review and approval of the Quezon City Government.

SECTION 5. All structures in the UP Diliman East Campus and UPIS shall not exceed a Floor Area Ratios (FAR) of 2.0.


SECTION 6. *Supplementary Effect of Other Laws, Decrees and Restrictions* – All conditions contained herein shall be binding upon the project proponent, as well as its successors, tenants assigns. The conditions may be modified or amended only pursuant to a formal amendment of the Master Plan. Failure to comply with the Master Plan or any condition of approval herein shall be deemed a violation of the Ordinance.

The provisions in this Ordinance do not in any way 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 herein.


SECTION 7. 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.

SECTION 8. This Ordinance shall become effective fifteen (15) days following the completion of its publication in a newspaper of general circulation within Quezon City.

ADOPTED: May 21, 2012.

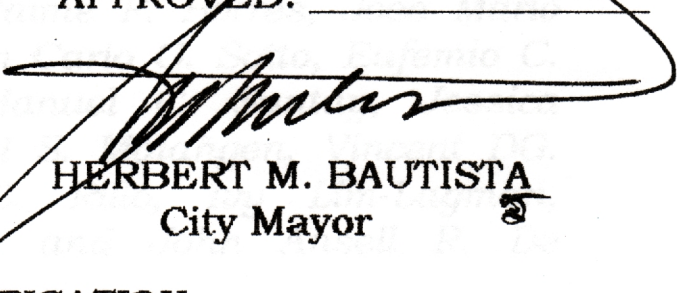

MA. JOSEFINA G. BELMONTE
Vice Mayor
Presiding Officer

ATTESTED:


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

APPROVED:

15 AUG 2012


HERBERT M. BAUTISTA
City Mayor

CERTIFICATION

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on May 21, 2012 and was PASSED on Third/Final Reading on May 28, 2012.

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