Republic of the Philippines
# QUEZON CITY COUNCIL
Quezon City
19th City Council

PO19CC-558

*90th Regular Session*

*ORDINANCE NO. SP-* 2508 *, S-2016*

*AN ORDINANCE PROVIDING GUIDELINES FOR THE URBAN DESIGN CODE OF QUEZON CITY.*

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*Introduced by Councilor RICARDO T. BELMONTE, JR.*
*Co-Introduced by Councilors Anthony Peter D. Crisologo, Dorothy A. Delarmente, Lena Marie P. Juico, Victor V. Ferrer, Jr., Alexis R. Herrera, Precious Hipolito Castelo, Voltaire Godofredo L. Liban III, Roderick M. Paulate, Ranulfo Z. Ludovica, Ramon P. Medalla, Estrella C. Valmocina, Allan Benedict S. Reyes, Gian Carlo G. Sotto, Franz S. Pumaren, Eufemio C. Lagumbay, Jose Mario Don S. De Leon, Jaime F. Borres, Jesus Manuel C. Suntay, Marvin C. Rillo, Vincent DG. Belmonte, Raquel S. Malañgen, Jessica Castelo Daza, Bayani V. Hipol, Jose A. Visaya, Julienne Alyson Rae V. Medalla, Godofredo T. Liban II, Andres Jose G. Yllana, Jr., Allan Butch T. Francisco, Karl Edgar C. Castelo, Candy A. Medina, Diorella Maria G. Sotto, Marivic Co-Pilar, Rogelio "Roger" P. Juan, Melencio "Bobby" T. Castelo, Jr., Donato C. Matias and Ricardo B. Corpuz.*

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*WHEREAS, the fast rate of social and economic growth entails fast-paced physical development of Quezon City which may result to urban blight, decay and damage to its built and ecological environment.*

*WHEREAS, there is a need to control physical development to address the issue of diminishing public spaces, inefficient transport and road linkages, pedestrian comfort and safety and air, noise and water pollution.*

*WHEREAS, urban design guidelines and standards is an approach to regulate development with the end-view of creating a high quality living condition and sustainable total built environment that respects the spirit of the place and public interest.*

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*NOW, THEREFORE,*

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

*ARTICLE I*
*GENERAL PROVISIONS*

*SECTION 1. TITLE – This Ordinance shall be known and referred to as the "Urban Design Guidelines and Standards of Quezon City".*

*SECTION 2. DECLARATION OF POLICY – It is hereby declared the policy of the Quezon City Government:*

*2.1 To establish guidelines and standards that would give design directions to the relationship of buildings and space in response to social and economic forces that affects the city at each stage of its development.*

*2.2 To improve the public realm, urban amenities and cultural facilities and ensure that development is suitable for its setting towards urban competitiveness.*

*2.3 To provide mechanism for establishment and orderly planning of district regulations and standards not provided for under existing laws or ordinances.*

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*2.4 To ensure that the character and amenity of the streetscape and of the surrounding residential area are maintained.*

*2.5 To provide a high quality design towards usability and safe environment in the growth areas for them to remain economically viable and vital.*

## *ARTICLE II*
## *URBAN DESIGN GUIDELINES AND STANDARDS*

### *SECTION 3. APPLICATION*

*3.1 General urban design principles shall apply to all developments for new buildings and those for alterations and additions of all development types to enhance the visual quality of Quezon City at three perceptual scales, namely, macro or city- wide, meso- or district-wide, and micro or street-level.*

*3.2 City-wide scale shall pertain to natural and/or man-made elements which define the image, role or function of Quezon City relative to Metro Manila and the country as a whole. Urban design principles and guidelines appropriate at this scale shall seek to enhance or preserve such an image and to prevent or minimize the conditions that detract from the visual character and environmental quality of such image-defining elements.*

3.3 *District-level scale shall pertain to visually distinct sections of the city in terms of historical, cultural or architectural significance. District-level urban design principles and guidelines shall seek to strengthen such place-making elements as landmarks, nodes and edges by preserving their vantage points and visual corridors thereby according the viewer unique or outstanding sceneries, landscapes, cityscapes and other visual treats. Guidelines shall likewise eliminate or prevent the occurrence of conditions that detract from the distinct character of the district.*

3.4 *Street-level scale shall refer to visually and functionally important buildings and structures when viewed at street level. Design standards at this level shall seek to make street spaces especially attractive to the pedestrian in terms of scale, architecture and street-level use. At the same time, regulations shall be put in place to prevent visual distractions such as poorly maintained public and private areas, inappropriate remodelling of old structures and visually unattractive street-front conditions, chaotic sign displays, barren façade designs, and obsolete store fronts and displays.*

*SECTION 4. DEVELOPMENT LOCATION*

4.1 *The following areas identified in the CLUP shall be covered by this Urban Design Guidelines and Standards:*

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4.1.1 *Growth Areas. These are special points of interest in the city that have distinctive growth characteristics owing to their more than usual share of public and private investments because such areas perform central place functions, that is, they offer services to a wide range of clientele that includes not only the city but even the metropolitan and regional population. Five growth areas are being promoted in the current CLUP namely, the CBD-Knowledge Community District, the Cubao Growth Center, the NGC-Batasan Growth Center, the Novaliches-Lagro Growth Area, and the Balintawak-Munoz Growth Center.*

a. *The CBD-Knowledge Community District covers a total area of 1,862 hectares encompassing 22 barangays straddling portions of Districts I, III and IV. It includes the future CBD which is currently under development in the North and East Triangles, the Veterans Memorial Medical Center, in the vicinity of two major shopping malls, the SM North EDSA and the Trinoma; the UP Diliman campus including the UP-Ayala Techno Hub; the campuses of Ateneo de Manila and Miriam College; the Balara Filtration Plant complex; and the residential communities of UP Village, Teachers' Village, Pinyahan, Krus na Ligas, Loyola Heights, and Xavierville.*

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b. *Cubao Growth District covers nine barangays of Districts III and IV namely Immaculate Conception, Kaunlaran, E. Rodriguez, Socorro, San Martin de Porres, Silangan, San Roque, Bagong Lipunan ng Crame, and Pinagkaisahan. Araneta Center, the city's traditional CBD, is the nucleus of this growth area.*

c. *NGC-Batasan Growth Area is located on the northeastern part of the city. The area is bounded on the north by lot deep northeastern portion of Commonwealth Avenue, then lot deep northern portion of Batasan Road; on the east by lot deep eastern portion of Batasan Road; on the south lot deep eastern portion of Batasan Road going westward to lot deep Commonwealth Avenue down to Capitol Homes Drive; and on the west by lot deep western side of Commonwealth Avenue from Holy Spirit Drive up to the creek, encompassing a total land area of 224.23 hectares. Identified as the National Government Center housing the Lower House of Congress, two constitutional bodies, the Commission on Audit and the Civil Service Commission, the Sandiganbayan, and the Department of Social Welfare and Development. The growth area straddles portions of barangays Bagong Silangan, Holy Spirit and Payatas. This growth area forms part of the new District II.*

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d. *Novaliches-Lagro Growth Area is located on the northern part of the city adjacent to the Novaliches Watershed and near the political boundary of Upper Caloocan City. The northern gateway of the city, this growth area covers a total land area of 445 hectares straddling the barangays of Novaliches Proper, Pasong Putik Proper, and portions of Greater Lagro. The growth area now forms part of the newly formed District V.*

e. *Balintawak-Munoz Growth District is located at the middle western side of Quezon City at the boundary of Caloocan City and lies at the junction of EDSA and the North Luzon Expressway. Covering approximately 419.31 hectares, this growth area straddles the whole of barangays Unang Sigaw and Balumbato and portions of barangays Bahay Toro, Ramon Magsaysay, Veterans Village, Katipunan, Masambong, Manresa, Baesa, and Apolonio Samson, in Districts 1 and VI.*

4.1.2 *Non-Growth Areas. These are areas outside the designated growth areas, whose services merely cater to the needs of their local residents and perform minimal central place functions. There are three types of non-growth areas namely, mature stable residential areas, blighted areas, and transitional areas.*

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a. *Mature stable residential areas – consist of high-end subdivisions on the northeastern and southern portions of the city. Straddling 11 barangays with a combined land area of 680 hectares and a total population of over 100,000, these stable communities conform with standards of low density residential zone (R-1). Because of the high sense of security felt by the residents they are not keen to introduce any drastic changes but rather preserve the essential character of the place.*

b. *Blighted areas – cover almost half of the land area with over half of the total population of the city. Blighted areas are spread over 116 barangays which are predominantly residential. Most of the existing housing stock is owner-occupied, representing the original beneficiaries of first-generation housing projects of the government. But the owners have not made substantial investment in the improvement of their premises thereby giving fairly large sections of the city an unwelcome appearance. Such areas are ripe for urban renewal or redevelopment.*

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c. *Transitional areas – consist of a collection of parcels of irregular sizes and shapes many of which are occupied without clear tenure arrangements. There is also a huge backlog in the provision of community services and facilities due to difficult external and internal access. A considerable amount of vacant lands still exist in this area straddling four barangays namely Sta. Lucia, Sauyo, Pasong Tamo and Tandang Sora, all in District VI. Transitional areas have a total coverage of 1,231.78 hectares.*

*4.1.3 Special Development Areas*

a. *Banawe Street Special Economic Development Area*
b. *Morato Avenue Special Development Zone*
c. *Payatas Special Development Area*

*4.1.4 Tourism Districts*

a. *Quezon Memorial Circle*
b. *Ninoy Aquino Parks and Wildlife Center*
c. *La Mesa Watershed*

*4.1.5 Heritage Sites*

a. *Quezon Institute Heritage Conservation*
b. *Pugad Lawin Shrine*
c. *Tandang Sora Shrine*

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d. A. Bonifacio Monument
e. Gen. Geronimo Monument
f. Bantayog ng mga Bayani
g. People Power Monument

SECTION 5. DESIGN OBJECTIVES

5.1 Area Design Guidelines – These are general design objectives pertaining to the three perceptual scales as described in Article II, Sec. 3 above.

5.1.1 City-wide Area Guidelines

a. Development patterns should not blur or eradicate the edges of the city. Infill developments within existing urban areas conserve environmental resources, economic investment, and social fabric, while reclaiming marginal and abandoned areas. Develop strategies to encourage infill development over peripheral expansion or off-city relocation.

b. Where appropriate, new development contiguous to urban boundaries should be organized as neighborhoods and be integrated with the existing urban pattern.

c. The development and redevelopment of sections of the city should respect historical patterns, precedents, and boundaries.

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