Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City
23rd City Council

PR23CC-375

58th Regular Session

RESOLUTION NO. SP-10626, S-2026

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO CHRISTIAN JOSEPH PETER C. CALIMBAS FOR THE RENOVATION AND OPERATION OF AN AS-BUILT: TWO (2)-STOREY COMMERCIAL BUILDING WITH RENOVATION LOCATED AT LOT 18-A, BLOCK 11, VISAYAS AVENUE CORNER FORESTRY STREET, BARANGAY VASRA, DISTRICT I, QUEZON CITY, ALLOWING DEVIATION FROM THE PARKING AREA, SETBACK, AND MINIMUM OPEN SPACE REQUIREMENTS PROVIDED UNDER QUEZON CITY ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE OF 2016

Introduced by Councilor DOROTHY A. DELARMENTE, M.D.

Co-Introduced by Councilors Tany Joe "TJ" L. Calalay, Bernard R. Herrera, Joseph P. Juico, Charm Ferrer, CPA, MPA, JD, Nicole "Nikki" V. Crisologo, Candy A. Medina, Atty. Voltaire Godofredo "Bong" Liban III, Aly Medalla, Dave C. Valmocina, Albert Alvin "Chuckie" L. Antonio III, Don S. De Leon, Luigi D. Pumaren, Atty. Vicente Belmonte Jr., Edgar "Egay" G. Yap, Nanette Castelo Daza, Imee Rillo, Raquel S. Malañgen, Joseph Joe Visaya, Alfred Vargas, MPA, Karl Edgar Castelo, Shaira "Shay" L. Liban, Maria Eleanor "Doc Ellie" R. Juan, O.D., Emmanuel Banjo A. Pilar, Kristine Alexia Matias, RN, Victor "Vic" D. Bernardo, Vito Sotto Generoso, Erwin Rey "Cocoy" A. Medina, and Jose Maria "Mari" M. Rodriguez

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WHEREAS, Christian Joseph Peter C. Calimbas is applying for a Certificate of Exception for the renovation and operation of an As-Built: Two (2)-Storey Commercial Building with Renovation located at Lot 18-A, Block 11, Visayas Avenue corner Forestry Street, Barangay Vasra, District I, Quezon City, which is classified under a Major Commercial Zone (C-2) pursuant to Quezon City Ordinance No. SP-2502, S-2016

ANDRES BONIFACIO MONUMENT

WHEREAS, the proposed project involves the renovation and continued use of an existing Two (2)-Storey commercial structure, originally developed as a residential building and subsequently adapted for commercial purposes, occupying the subject parcel of land and intended for lawful commercial use consistent with the prevailing character of the area;

WHEREAS, the subject property was found by the Zoning Administration Unit (ZAU) to be non-compliant with the requirements on parking areas, setbacks, and minimum open space under Quezon City Ordinance No. SP-2502, S-2016 and Presidential Decree No. 1096, and strict compliance therewith would require substantial demolition of existing portions of the structure;

WHEREAS, in accordance with the provision of Section 19, Article V; Section 33, Article VI; Section 55.1, Article VIII; and Section 73, Article IX of Quezon City Ordinance No. SP-2502, S-2016, a Certificate of Exception is required for the aforesaid project which will be issued only upon authorization by the City Council, through a resolution;

WHEREAS, pursuant to Rule VIII, Table VIII.3 of the Revised Implementing Rules and Regulations (IRR) of the National Building Code (P.D. No. 1096), a minimum front setback of five (5) meters is required along the property frontage, with side and rear setbacks of two (2) meters, subject to allowable provisions of firewalls or abutments. In addition, for commercial occupancy on an inside lot, a minimum of fifteen percent (15%) open space is required to ensure adequate natural light and ventilation. The proposed commercial building exceeds the allowed setback, subject to the approval of the City Council;

WHEREAS, the findings and recommendations of the Zoning Administration Unit, as endorsed by Atty. Hermilia Campos Banayat, Officer-in-Charge, indicate that the deficiencies may be addressed through the issuance of a Certificate of Exception, and that the project, as conditioned, will not adversely affect public health, safety, and welfare nor be detrimental to adjacent properties;

WHEREAS, the proposed project is in keeping with the general pattern of development in the community, support economic activity, and promotes the productive use of existing structures without undermining the intent of the zoning ordinance.

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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 to Christian Joseph Peter C. Calimbas for the renovation and operation of an As-Built: Two (2)-Storey Commercial Building with Renovation located at Lot 18-A, Block 11, Visayas Avenue corner Forestry Street, Barangay Vasra, District I, Quezon City, allowing deviation from the parking area, setback, and minimum open space requirements provided under Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016.

ADOPTED: July 30, 2026.

CERTIFICATION

This is to certify that this Resolution was ADOPTED by the City Council on Second Reading on July 30, 2026 and was CONFIRMED on August 24, 2026.

MIKEY F. BELMONTE
Acting City Vice Mayor
Presiding Officer

ATTESTED:

ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(Secretary to the Sanggunian)

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