Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City
22nd City Council

PO22CC-418

110th Regular Session

ORDINANCE NO. SP-3404, S-2025

AN ORDINANCE REZONING AN AREA OF 120,393.25 SQUARE METERS OR 12.04 HECTARES, COMPRISING OF LOT 822-B-1 (WITH A TOTAL AREA OF 90,239 SQUARE METERS COVERED BY TCT NO. 044-2021007518 OWNED BY ATORXA PRIMERA, INC. OF THE ZUZUARREGUI FAMILY), LOT 831-B-1-A (WITH A TOTAL AREA OF 10,267 OCCUPIED BY THE ROYAL PLACE) AND LOTS 826-B, 6-B, 12-B, 22-B, 23-A, 23-B, 23-C, 24, 33-B, 34-A, 34-B, 35-A, 35-B, 35-C, 35-D, 36-A-1, 36-A-2 AND 36-B (TOTAL OF 18 LOTS ON THE SOUTHEAST PORTION OF COMMONWEALTH AVENUE WITH A TOTAL AREA OF 19,887.25 SQUARE METERS) LOCATED AT BARANGAYS BATASAN HILLS AND MATANDANG BALARA AS METROPOLITAN COMMERCIAL ZONE (C-3)

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, 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, 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, RN, 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, Republic Act No. 7160, otherwise known as the Local Government Code of 1991, has granted the local government units with the power to classify the areas under their territorial jurisdictions through zoning ordinances;

WHEREAS, the Quezon City Council, in the exercise of said power, has enacted Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016, which provides, among others, the mechanism to review and update the zoning classifications in accordance with the stipulated process;

WHEREAS, Section 66 of the Comprehensive Zoning Ordinance of 2016 created the Quezon City Zoning Review Committee (QCZRC) and Section 67 thereof provided for the QCZRC's authority and functions which, among others, include the authority to review the said Zoning Ordinance and recommend amendments thereto;

WHEREAS, Section 75 of the Comprehensive Zoning Ordinance of 2016 indicates that any association or group of persons, who wish to propose the rezoning or reclassification of a certain area, may file a proposed land use pattern with the Zoning Official for initial evaluation. The Zoning Official, based on meritorious grounds, shall then endorse the proposal, together with its preliminary findings, to the QCZRC for further evaluation. Whenever necessary, site inspection of the vicinity subject to rezoning shall be made. The QCZRC shall then decide on the merits of the proposal and draft the necessary ordinance for approval by the City Council;

WHEREAS, Lot 822-B-1, which is owned by the Zuzuarregui Family, was one of the areas which the QCZRC-TWG presented and approved for ratification and approval of the QCZRC at the QCZRC meeting on July 9, 2024, which was held in the Conference Room of the City Budget Department at the 6th Floor of the Finance Building;

WHEREAS, for over three (3) decades, a part of the property has been used as a golf driving range, while the remaining portion is an undeveloped land that the family now intends to develop for commercial purposes;

WHEREAS, its close proximity to Ever Gotesco Commonwealth, Century Properties and Commonwealth Avenue makes it an ideal location for promoting commercial expansion, which will significantly contribute to the economic growth and urban development of the City;

WHEREAS, there is a strong probability that the nearby properties along Commonwealth Avenue will be included to set new boundaries and to emerge as a new growth center;

WHEREAS, based on the Land Use Trend Table attached to the initial evaluation, it is evident that the residential land use is dominant. According to the table for actual land use in a 100-hectare study, 33.96% is designated for residential use, 20.31% for open space, 20.04% for commercial use, 17.73% for roads, and 7% for other uses;

WHEREAS, the recommendation of rezoning the land from residential and commercial to higher commercial can only be made after the submission of a clarification and/or curative measures, in the light of contentious issues raised;

WHEREAS, indicated in the submitted Land Use Pattern, rezoning this area will accommodate new development and foster harmonious urban planning and increase economic opportunities, in alignment with the City's evolving needs and dynamics.

NOW, THEREFORE,

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

SECTION 1. REZONING. – The following streets are hereby rezoned which indicate corresponding limits and classifications:

LOT DETAILS AS PER PARCELLARY MAP	***LOT AREA (sq.m.)***	***CURRENT AND PROPOSED ZONE CLASSIFICATION***	***TRANSFER CERTIFICATE OF TITLE NO.***	***LIMITS***
Lot 822-B-1 (Zuzuarregui Property) Matandang Balara	*90,239*	*R-2 to C-3*	*N-323795*	*Area bounded on the north and on the east by Don Antonio Drive (Capitol Homes Drive), on the South by the Don Antonio Royal Subdivision extending westward to the south boundary line of Lots 33-B, 34-B, 35-C, 35-D, 36-B and 36-A, on the west by the southeast side of Commonwealth Avenue*
Lot 831-B-1-A (Royal Place) Batasan Hills	*10,267*	*C-2 to C-3*	*N-323796*	
Lot 826-B Matandang Balara	*1,680*	*C-2 to C-3*	*N-325077*	
Lot 6-B Matandang Balara	*1,771*	*C-2 to C-3*	*73084*	

Lot 12-B Matandang Balara	*2,416*	*C-2 to C-3*	*N-325076*	
Lot 22-B Matandang Balara	*1,415*	*C-2 to C-3*	*N-325075*	
Lot 23-A Matandang Balara	*1,000*	*R-2 to C-3*	*004-2022009669*	
Lot 23-B Matandang Balara	*1,000*	*C-2 to C-3*	*004-2022009671*	
Lot 23-C Matandang Balara	*660*	*R-2 to C-3*	*004-2022009670*	
Lot 24 Matandang Balara	*2,160*	*R-2 to C-3*	*84968*	
Lot 33-B Matandang Balara	*461.25*	*C-2 to C-3*	*333910*	
Lot 34-A Matandang Balara	*450*	*C-2 to C-3*	*254174*	
Lot 34-B Matandang Balara	*2,410*	*R-2 to C-3*	*333909*	
Lot 35-A Matandang Balara	*594*	*R-2 to C-3*	*88475*	
Lot 35-B Matandang Balara	*660*	*R-2 to C-3*	*88444*	
Lot 35-C Matandang Balara	*400*	*R-2 to C-3*	*88457*	
Lot 35-D Matandang Balara	*816*	*R-2 to C-3*	*88474*	
Lot 36-A-1 Matandang Balara	*325*	*R-2 to C-3*	*107837*	
Lot 36-A-2 Matandang Balara	*325*	*R-2 to C-3*	*N-312477*	
Lot 36-B Matandang Balara	*1,344*	*R-2 to C-3*	*N-299692*	
TOTAL	*120,393.25 sq.m. or 12.04 ha.*			

SECTION 2. CONDITIONS, RESTRICTIONS AND LIMITATIONS. – In addition to the provisions of the Comprehensive Zoning Ordinance of 2016, which are not in conflict with this Ordinance, the following are other conditions, restrictions and limitations for the new classification of the areas provided above:

a. *The open space and the road lots within the rezoned area are hereby donated to the City. This donation is subject to compliance with the requirements of laws for donations;*

b. *All new construction or development to be introduced in this area shall adopt the height and density requirement for C-3 classification as provided by the latest Comprehensive Zoning Ordinance and shall comply with the latest Green Building Code of Quezon City;*

c. *Open spaces currently existing and those which are created by virtue of this Ordinance shall remain its character as open spaces and shall not be altered and/or converted to a buildable state. No building or structure shall be built in these spaces;*

d. *Pedestrian and bike lanes shall be introduced and provided in the areas where there are no such lanes immediately after the approval of this Ordinance subject to the availability of funds.*

SECTION 3. VIOLATIONS AND PENALTIES. – This Ordinance shall be strictly observed and implemented. Violations of any provision of this Ordinance shall be subject to penalties and fines provided for in the latest Comprehensive Zoning Ordinance, Green Building Code and other applicable laws, issuances and ordinances.

SECTION 4. IMPLEMENTING RULES AND REGULATIONS. – The Quezon City Zoning Review Committee shall have the authority to promulgate the Implementing Rules and Regulations necessary to carry out the provisions of this Ordinance.

SECTION 5. REPEALING CLAUSE. – All previous ordinances, rules and regulations, or parts thereof, which are inconsistent with the foregoing are hereby modified, amended, or repealed accordingly.

SECTION 6. SEPARABILITY CLAUSE. – If any part of the provisions of this Ordinance is held unconstitutional or invalid, other parts or provisions thereof which are not affected shall continue to remain in full force and effect.

SECTION 7. EFFECTIVITY CLAUSE. – This Ordinance shall take effect after its publication in a newspaper of general circulation, and after posting of copies in conspicuous locations within Quezon City.

ENACTED: March 3, 2025.

CANDY A. MEDINA
City Councilor
Acting Presiding Officer

ATTESTED:

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

APPROVED: MAY 06 2025

MA. JOSEFINA G. BELMONTE
City Mayor

CERTIFICATION

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on March 3, 2025 and was PASSED on Third/Final Reading on March 10, 2025.

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