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

PR22CC-1380

113th Regular Session

RESOLUTION NO. SP-10111, S-2025

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION, INCLUDING EXEMPTION FROM PARKING REQUIREMENTS, TO AVIDA LAND CORP., AS REPRESENTED BY MELISSA D. CORPUS AND KARL DELWYN P. PE, FOR THE PROPOSED 802 UNITS/33-STOREY CONDOMINIUM TOWER ATOP AN 8-LEVEL PODIUM WITH MACHINE ROOF DECK LOCATED AT LOT 1, BLOCK 13, KATIPUNAN AVENUE, BARANGAY LOYOLA HEIGHTS, DISTRICT III, QUEZON CITY, ALLOWING DEVIATION FROM THE RESTRICTIONS PROVIDED UNDER QUEZON CITY ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE OF 2016

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, Nikki V. Crisologo, Charm M. Ferrer, Candy A. Medina, 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, Imee A. Rillo, Raquel S. Malañgen, Nanette Castelo-Daza, Marra C. Suntay, Joseph Joe Visaya, Alfred Vargas, MPA, Ram V. Medalla, Shaira "Shay" L. Liban, Aiko S. Melendez, Eric Z. Medina, Emmanuel Banjo A. Pilar, Vito Sotto Generoso and Victor "Vic" Bernardo

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WHEREAS, Avida Land Corp.'s Proposed Project is a 33-Storey Condominium which is composed of 802 units atop an 8-Level Podium with Machine Roof Deck;

WHEREAS, though the Proposed Project is permissible in its current zone or classification, it did not comply with the parking requirements set forth in the Comprehensive Zoning Ordinance of 2016 of Quezon City and the National Building Code of the Philippines;

WHEREAS, pursuant to Section 55(2), Article VIII of Quezon City Ordinance No. SP-2502, S-2016, a Certificate of Exception is required for the aforesaid Project upon authorization from the City Council;

WHEREAS, the Proposed Project will not adversely affect public health, safety and welfare, and is in keeping with the general pattern of development in the community;

WHEREAS, in granting the Exception, the applicant has complied with all the necessary requirements prescribed by laws, ordinances or administrative issuances, and undertakes to fully comply with the provisions of the Quezon City Green Building Ordinance of 2009, including any amendments thereto or any ordinance related to Green Building Code as may be enacted;

WHEREAS, the applicant undertakes not to construct additional floors which are not subject of the Exemption and incorporate the curative measures imposed or recommended by the Zoning Administrative Units particularly as to the parking requirements;

WHEREAS, the applicant further undertakes to comply with the provisions of Republic Act No. 7279, otherwise known as the Urban Development and Housing Act of 1992, requiring owners and/or developers of proposed subdivision and condominium projects to develop an area for socialized housing, at the option of the developer, equivalent to at least five percent (5%) of the condominium area or project cost;

WHEREAS, the Exception does not exempt the applicant from submitting pertinent requirements from other government agencies;

WHEREAS, the applicant has submitted all the necessary and mandatory requirements in support of the Proposed Project and undertakes to comply with the provisions of existing laws, ordinances, and rules and regulations pertaining to public safety, environmental protection, and vehicular traffic.

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, including Exemption from Parking Requirements, to Avida Land Corp., as represented by Melissa D. Corpus and Karl Delwyn P. Pe, for the Proposed 802 Units/33-Storey Condominium Tower atop an 8-Level Podium with Machine Roof Deck located at Lot 1, Block 13, Katipunan Avenue, Barangay Loyola Heights, District III, Quezon City, allowing Deviation from the Restrictions provided under Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016.

ADOPTED: March 25, 2025.

MARIA ELEANOR "Doc Ellie" R. JUAN, O.D.
City Councilor
Acting Presiding Officer

ATTESTED:

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

CERTIFICATION

This is to certify that this Resolution was APPROVED by the City Council on Second Reading on March 25, 2025 and was CONFIRMED under Suspended Rules on the same date.

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