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

PO22CC-419

114th Regular Session

ORDINANCE NO. SP-3447, S-2025

AN ORDINANCE REZONING KAPILIGAN STREET, BARANGAY DOÑA IMELDA FROM MEDIUM DENSITY RESIDENTIAL ZONE (R-2) TO MAJOR COMMERCIAL ZONE (C-2) AND FIVE (5) STREETS IN GALAS DISTRICT, NAMELY: CUATRO DE JULIO STREET FROM LUZON AVENUE TO VISAYAS AVENUE; UNION CIVICA STREET FROM LUZON AVENUE TO VISAYAS AVENUE; LIBERATION STREET FROM THE BOUNDARY OF GALAS PUBLIC MARKET TO VISAYAS AVENUE; AND LUZON AVENUE AND VISAYAS AVENUE BOTH FROM SAN ISIDRO STREET TO THE CITY LIMITS (BATANES STREET), WHICH ARE COVERED BY BARANGAYS STO. NIÑO AND SAN ISIDRO FROM HIGH DENSITY RESIDENTIAL ZONE (R-3) TO MINOR COMMERCIAL ZONE (C-1)

Introduced by Councilor IRENE R. BELMONTE

Co-Introduced by Councilors Tany Joe "TJ" L. Calalay, Dorothy A. Delarmente, M.D., Nikki V. Crisologo, Charm M. Ferrer, Fernando Miguel "Mikey" F. Belmonte, Candy A. Medina, Aly Medalla, Dave C. Valmocina, Kate Galang-Coseteng, Albert Alvin "Chuckie" L. Antonio III, Wencerom Benedict C. Lagumbay, Edgar "Egay" G. Yap, Imee A. Rillo, Raquel S. Malañgen, Nanette Castelo-Daza, Marra C. Suntay, Joseph Joe Visaya, 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, empowered local government units to categorize areas within their territorial jurisdiction through zoning ordinances;

WHEREAS, the Quezon City Council, exercising this authority, enacted Ordinance No. SP-2502, S-2016, also known as the Comprehensive Zoning Ordinance of 2016, which provides for the review and periodic updating of zoning classifications;

WHEREAS, Sections 66 and 67 of the said Zoning Ordinance established the Quezon City Zoning Review Committee (QCZRC) and outlined its authority to review and recommend amendments to the said Zoning Ordinance;

WHEREAS, during the Zoning Review Committee-Technical Working Group (ZRC-TWG) meeting on March 18, 2024, Kapiligan Street was identified for rezoning, following internal evaluation by the City Planning and Development Department (CPDD), resulting in the recommendation to rezone a portion with existing warehouses as Major Commercial Zone (C-2);

WHEREAS, additional areas including Cuatro De Julio Street, Union Civica Street, Luzon Avenue, and Visayas Avenue were reviewed in a subsequent ZRC-TWG meeting on April 2, 2024 and selected segments adjacent to the Galas Public Market were recommended for rezoning to Minor Commercial Zone (C-1);

WHEREAS, during the ZRC-TWG meeting on July 9, 2024, these recommended changes were presented for ratification and an Interim Guidelines Committee was created to define specific boundary limits for rezoning;

WHEREAS, an ocular inspection conducted on July 12, 2024 validated the rezoning recommendations, noting a shift toward mixed-use and commercial development along Kapiligan Street and a commercial spillover effect from the Galas Public Market into surrounding residential areas, including Cuatro De Julio, Union Civica, Liberation Street, Luzon Avenue, and Visayas Avenue;

WHEREAS, the said inspection findings were cross-corroborated with current business permit data from the Business Permits and Licensing Department (BPLD).

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:

STREET NAME AND BARANGAY	***LIMITS***	***CURRENT AND PROPOSED ZONE CLASSIFICATION***
Kapiligan Street, Barangay Doña Imelda	*area lot deep northwest side of Kapiligan St. from northeast side of Guirayan St. going eastward and lot deep both sides of Kapiligan St. going northward up to lot deep east side of Araneta Ave. which is bounded on the northwest by the Transmission Line*	*R-2 to C-2*
Cuatro De Julio Barangays Sto. Niño and San Isidro	*lot deep both sides of Cuatro de Julio from Luzon Avenue to Visayas Avenue*	*R-3 to C-1*
Union Civica Barangays Sto. Niño and San Isidro	*lot deep both sides from Luzon Avenue to Visayas Avenue*	*R-3 to C-1*
Liberation Street Barangays Sto. Niño and San Isidro	*lot deep both sides from the boundary of Galas Public Market to Visayas Avenue*	*R-3 to C-1*
Luzon Avenue Barangay San Isidro	*San Isidro Street-City Limits (Batanes Street)*	*R-3 to C-1*
Visayas Avenue Barangays Sto. Niño and San Isidro	*San Isidro Street-City Limits (Batanes Street)*	*R-3 to C-1*

SECTION 2. All permitted Uses in Major Commercial Zones (C-2), including all Uses in C-1 district, Inns and pension houses, hotels, parking buildings or parking lots, supermarkets, engraving, printing, blueprinting, other stores or shops conducting wholesale activity (with storage facility), BPO (Business Process Outsourcing)/ICT (Information Communication Technology activities (call center, medical transcription, etc.), Emission Testing Centers and all the conditional Uses listed in the Comprehensive Zoning Ordinance of 2016 shall be allowed in the properties covered in item 1 of Section 1 hereof.

SECTION 3. All permitted Principal and Conditional Uses under the Minor Commercial Zone (C-1) classification shall be allowed on the properties identified in Items 2 to 6, Section 1 of this Ordinance, except for those uses that are in direct conflict with Quezon City Ordinance No. SP-2459, S-2015, otherwise known as the Revised Quezon City Market Code.

SECTION 4. PARKING REQUIREMENTS. – Structures covered under Section 1 of this Ordinance shall comply with the parking ratios and requirements prescribed by the Quezon City Comprehensive Zoning Ordinance.

SECTION 5. Allowed Height-Structures covered in Section 1 of this Ordinance shall follow the height restrictions as follows:

a. Major Commercial Zone (C-2) - Floor Area Ratio of 6;

b. Minor Commercial Zone (C-1) – Floor Area Ratio of 4.

SECTION 6. 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 7. SEPARABILITY CLAUSE. – If any part or provision of this Ordinance or the application thereof to any person or circumstances, is declared unconstitutional or invalid, the remaining provisions not affected thereby shall remain in full force and effect.

SECTION 8. 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: June 23, 2025.

BERNARD R. HERRERA
Acting City Vice Mayor
Presiding Officer

ATTESTED:

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

APPROVED: JUN 30 2025

GIAN G. SOTTO
Acting City Mayor

CERTIFICATION

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on June 23, 2025 and was PASSED on Third/Final Reading under Suspended Rules on the same date.

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