



Republic of the Philippines
QUEZON CITY COUNCIL

Quezon City
21st City Council

PR21CC-489

51st Regular Session

RESOLUTION NO. SP- **8413**, S-2020

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO DMCI PROJECT DEVELOPERS, INC. FOR THE CONSTRUCTION OF A PROPOSED FIFTY-FIVE (55)-STOREY CONDOMINIUM WITH EIGHT (8)-LEVEL, BASEMENT AND ROOF DECK, TO BE LOCATED AT LOT 794-B-2-B COMMONWEALTH AVENUE CORNER TANDANG SORA AVENUE, BARANGAY MATANDANG BALARA, DISTRICT III, QUEZON CITY, ALLOWING DEVIATION FROM THE RESTRICTIONS PROVIDED UNDER ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE OF 2016.

Introduced by Councilor **IVY L. LAGMAN**.

Co-Introduced by Councilors Bernard R. Herrera, Dorothy A. Delarmente, M.D., Tany Joe "TJ" L. Calalay, Nicole Ella V. Crisologo, Victor V. Ferrer, Jr., Winston "Winnie" T. Castelo, Eden Delilah "Candy" A. Medina, Ramon P. Medalla, Mikey F. Belmonte, Estrella C. Valmocina, Franz S. Pumaren, Matias John T. Defensor, Wencerom Benedict C. Lagumbay, Jorge L. Banal, Sr., Peachy V. De Leon, Imee A. Rillo, Marra C. Suntay, Irene R. Belmonte, Resty B. Malañgen, Hero M. Bautista, Jose A. Visaya, Patrick Michael Vargas, Shaira L. Liban, Ram V. Medalla, Allan Butch T. Francisco, Marivic Co Pilar, Melencio "Bobby" T. Castelo, Jr., Rogelio "Roger" P. Juan, Diorella Maria G. Sotto-Antonio, Donato "Donny" C. Matias, Eric Z. Medina, Freddy S. Roxas and Noe Dela Fuente.

WHEREAS, DMCI Project Developers, Inc., represented by Mr. Dennis O. Yap, is applying for a Certificate of Exception for the construction of a proposed Fifty-Five (55)-Storey Condominium with Eight (8)-Level Basement and Roof Deck located at Lot 794-B-2-B Commonwealth Avenue corner Tandang Sora Avenue, Barangay Matandang Balara, District III, Quezon City;

WHEREAS, pursuant to Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016, an exception is required for the aforementioned project only upon authorization by the Quezon City Council;

WHEREAS, the Certificate of Exception shall be subject to the following conditions, to wit: (a) the exception will not adversely affect the public health, safety, and welfare, and is in keeping with the general pattern of development in the community; (b) the proposed project shall support economic-based activities and provide livelihood, vital community services and facilities and at the same time, pose no adverse effect on the zone or community; (c) the exception will not adversely affect the appropriate use of the adjoining property in the same district; and (d) the exception will not alter the essential character and general purpose of the district where the exception sought is located;

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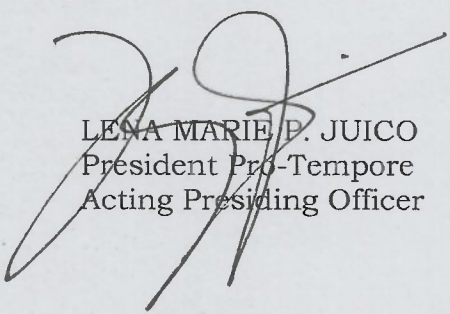
WHEREAS, the Sangguniang Barangay and neighborhood concerned did not interpose any objection to the said project;

WHEREAS, the applicant has complied with all the documentary and mandatory requirements as provided under existing and applicable laws, rules, ordinances and issuances.

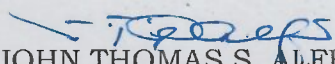
NOW, THEREFORE,

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 DMCI Project Developers, Inc. for the construction of a proposed Fifty-Five (55)-Storey Condominium with Eight (8)-Level, Basement and Roof Deck, to be located at Lot 794-B-2-B Commonwealth Avenue corner Tandang Sora Avenue, Barangay Matandang Balara, District III, Quezon City, allowing deviation from the restrictions provided under Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016.

ADOPTED: December 14, 2020.



LENA MARIE P. JUICO
President Pro-Tempore
Acting Presiding Officer

ATTESTED:


Atty. JOHN THOMAS S. ALFEROS III
City Government Dept. Head III

CERTIFICATION

This is to certify that this Resolution was APPROVED by the City Council on Second Reading on December 14, 2020 and was CONFIRMED under Suspended Rules on the same date.


Atty. JOHN THOMAS S. ALFEROS III
City Government Dept. Head III

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