



Republic of the Philippines
QUEZON CITY COUNCIL

Quezon City
20th City Council

PR20CC-150

9th Regular Session

RESOLUTION NO. SP- **6856**, S-2016

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO FILINVEST LAND, INC., FOR THE CONSTRUCTION OF A SEVENTEEN (17)-STOREY RESIDENTIAL TOWER WITH ROOFDECK AND EIGHTEEN (18)-STOREY BPO TOWER WITH ROOFDECK ON A FIVE (5) LEVEL PODIUM PARKING WITH RETAIL SPACES AND THREE (3) BASEMENT PARKING TO BE LOCATED AT LOTS 2, 3 AND 12, BLOCK S-155 EPIFANIO DELOS SANTOS AVENUE (EDSA) CORNER SAMAR AVENUE, BARANGAY SOUTH TRIANGLE, QUEZON CITY, ALLOWING DEVIATION FROM THE PARKING REQUIREMENTS PROVIDED UNDER ORDINANCE NO. SP-918, S-2000, OTHERWISE KNOWN AS THE QUEZON CITY COMPREHENSIVE ZONING ORDINANCE, AS AMENDED.

Introduced by Councilor MARVIN C. RILLO

WHEREAS, Filinvest Land, Inc., represented by Rogelio T. Chavez, is applying for a Certificate of Exception for the construction of a seventeen (17)-storey residential tower with roofdeck and eighteen (18)-storey BPO tower with roofdeck on a five (5) level podium parking with retail spaces and three (3) basement parking to be located at Lots 2, 3 and 12, Block S-155 Epifanio Delos Santos Avenue corner Samar Avenue, Barangay South Triangle, Quezon City, a classified Major Commercial Zone (C-2) as per notice/advice from the City Planning and Development Office, Zoning Administration Unit;

WHEREAS, based on the Evaluation Sheet made by the said office, the proposed project has a total floor area of 57,707.54 square meters, more or less, which require 1,162 parking slots. Thus, the allotted 609 parking slots, as per plan, do not conform with the existing zoning ordinance having a deficiency of 553 parking slots;

WHEREAS, pursuant to the provisions of Articles IV, V, VI and VIII of Ordinance No. SP-918, S-2000, as amended, and its Implementing Rules and Regulations, an 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;

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WHEREAS, the applicant has complied with the necessary requirements prescribed by law, ordinance or administrative issuances;

WHEREAS, the condominium owners and developers should inform their prospective buyers that there are only limited parking spaces available and parking along the street should be regulated.

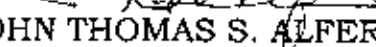
NOW, THEREFORE,

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 Filinvest Land, Inc. for the construction of a seventeen (17)-storey residential tower with roofdeck and eighteen (18)-storey BPO tower with roofdeck on a five (5) level podium parking with retail spaces and three (3) basement parking to be located at Lots 2, 3, and 12, Block S-155 Epifanio Delos Santos Avenue (EDSA) corner Samar Avenue, Barangay South Triangle, Quezon City, allowing deviation from the parking requirements provided under Ordinance No. SP-918, S-2000, otherwise known as the Quezon City Comprehensive Zoning Ordinance, as amended.

ADOPTED: September 19, 2016.


MA. JOSEFINA G. BELMONTE
Vice Mayor
Presiding Officer

ATTESTED:


Atty. JOHN THOMAS S. ALFEROS III
City Gov't. Asst. Dept. Head III

CERTIFICATION

This is to certify that this Resolution was APPROVED by the City Council on Second Reading on September 19, 2016 and was CONFIRMED October 03, 2016.


Atty. JOHN THOMAS S. ALFEROS III
City Gov't. Asst. Dept. Head III 