



Republika ng Pilipinas
Lungsod Quezon
SANGGUNIANG PANLUNGSOD
(City Council)

P095-148

23rd Regular Session

ORDINANCE NO. SP-349 S-95

AN ORDINANCE PROVIDING FOR THE RE-CLASSIFICATION/RE-ZONING OF A CERTAIN PORTION OF BARANGAY VALENCIA, DISTRICT IV, QUEZON CITY, KNOWN AND IDENTIFIED AS PCN-007404-000357-D, AND LOTS 11 AND 13, BLOCK 10-A OF PSD-2134, FROM LOW DENSITY RESIDENTIAL (R-1) ZONE TO HIGH DENSITY RESIDENTIAL (R-3) ZONE.

Introduced by Councilor EMILIO G. TAMAYO.

WHEREAS, Republic Act No. 7160 otherwise known as the "Local Government Code of 1991" has reposed upon the local government units the power to prepare their respective comprehensive land use plans enacted through zoning ordinances;

WHEREAS, the Quezon City Council, in the exercise of said power, has enacted Ordinance No. SP-22, otherwise known as the "Quezon City Zoning Ordinance of 1992", which provides, among others, the mechanism to review and update the zoning boundaries and/or classifications whenever the need arises;

WHEREAS, the present land use development within a certain portion of Barangay Valencia, District IV, Quezon City, necessitates a review and update of its existing zoning classification;

WHEREAS, the portion of Quezon City which is at the boundary of Quezon City and the Municipality of San Juan, is indeed in a state of deterioration which easily gets flooded. The proposed reclassification and rezoning of the area will open up for developmental projects that would indubitably be beneficial to all, particularly to the city government which will receive more revenues in the form of additional taxes and license fees;

WHEREAS, too many forms of blight has deterred economic growth in these area like declining property values, tax payment delinquencies, deterred economic trading, commercial and home industry activities;

WHEREAS, the existing land use classification along Aurora Blvd., Doña Juana, Rodriguez Avenue (formerly Broadway Avenue), N. Domingo Street, Gilmore Avenue and Granada Street, is now geared towards higher use density;