



Republic of the Philippines  
**QUEZON CITY COUNCIL**

Quezon City  
18<sup>th</sup> City Council

PR2011-64

17<sup>th</sup> Regular Session

RESOLUTION NO. SP- 5076, S-2011

*A RESOLUTION GRANTING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO BANFF REALTY AND DEVELOPMENT CORPORATION FOR THE CONSTRUCTION OF A 3-STOREY, 16-UNIT TOWNHOUSES WITH PROMENADE, LOCATED AT NO. 3 GENERAL DE JESUS STREET, BARANGAY STA. CRUZ, QUEZON CITY, COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 004-2010004727 OF THE REGISTRY OF DEEDS OF QUEZON CITY, ALLOWING DEVIATION FROM THE DENSITY REQUIREMENT AND OTHER RESTRICTIONS PROVIDED UNDER THE QUEZON CITY COMPREHENSIVE ZONING ORDINANCE NO. SP-918, S-2000, AS AMENDED.*

*Introduced by Councilors PRECIOUS HIPOLITO CASTELO, GODOFREDO T. LIBAN II, EUFEMIO C. LAGUMBAY, JESUS MANUEL C. SUNTAY and RAQUEL S. MALAÑGEN.*

*Co-Introduced by Councilors Francisco A. Calalay, Jr., Dorothy A. Delarmente, Anthony Peter D. Crisologo, Ricardo T. Belmonte, Jr., Alexis R. Herrera, Alfredo D. Vargas III, Eden "Candy" A. Medina, Julienne Alyson Rae V. Medalla, Roderick M. Paulate, Julian ML. Coseteng, Allan Benedict S. Reyes, Jaime F. Borres, Jose Mario Don S. De Leon, Gian Carlo G. Sotto, Edcel B. Lagman, Jr., Jessica Castelo Daza, Vincent DG. Belmonte, Marvin C. Rillo, Ranulfo Z. Ludovica and John Ansell R. De Guzman.*

*WHEREAS, BANFF Realty and Development Corporation, a juridical entity duly organized and existing under and by virtue of Philippine laws, which is engaged primarily in the development and construction of housing projects, with principal office address at No. 34 Esteban Abada Street, Loyola Heights, Quezon City, has a project for the construction of an affordable residential 3-storey, 16-unit townhouses at No. 3 General De Jesus Street, Barangay Sta. Cruz, Quezon City; y*

*[Handwritten signatures and initials]*

*WHEREAS, BANFF Realty and Development Corporation, through its President/CEO Ramon A. Syhanliong, has submitted an application for the issuance of a Certificate of Exception necessary for the aforesaid project with the City Council, in conformity with the provisions of the Quezon City Comprehensive Zoning Ordinance No. SP-918, S-2000, as amended, and has complied with the requirements for the issuance thereof;*

*WHEREAS, the Barangay Council of Barangay Sta.Cruz, Quezon City, through its issued Barangay Clearance, and the residents therein interposed no objection to the said construction of an affordable residential 3-storey, 16-unit townhouses;*

*WHEREAS, BANFF Realty and Development Corporation's application for a Certificate of Exception is meritorious taking into consideration the following:*

- 1. The exception will not adversely affect public health, safety and welfare and is in keeping with the general pattern of development in the community;*
- 2. The proposed project shall support economic-based activities and provide livelihood, vital community services and facilities and at the same time, poses no adverse effect on the zone or community;*
- 3. The exception will not adversely affect the appropriate use of the adjoining properties in the same district; and*
- 4. The exception will not alter the essential character and general purpose of the district where the exception sought to be authorized is located;*

*WHEREAS, the applicant has complied with and is further ready, able, and willing to comply with all the prescribed requirements relative thereto, pursuant to and in keeping with the Quezon City Comprehensive Zoning Ordinance.*

*[Handwritten signatures and initials]*

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED, to grant, as it does hereby grant the issuance of a Certificate of Exception to BANFF Realty and Development Corporation for the construction of a 3-storey, 16-unit townhouses with promenade, located at No. 3 General De Jesus Street, Barangay Sta.Cruz, Quezon City, covered by Transfer Certificate of Title No. 004-2010004727 of the Registry of Deeds of Quezon City, allowing deviation from the density requirement and other restrictions provided under the Quezon City Comprehensive Zoning Ordinance No. SP-918, S-2000, as amended.

ADOPTED: February 14, 2011.

  
ALLAN BENEDICT S. REYES  
City Councilor  
Acting Presiding Officer

ATTESTED:

  
DOROTHY D. LAGRADA, DPA  
City Secretary

CERTIFICATION

This is to certify that this Resolution was APPROVED by the City Council on Second Reading on February 14, 2011 and was CONFIRMED on February 21, 2011.

  
DOROTHY D. LAGRADA, DPA  
City Secretary