



Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City
18th City Council

PR2011-150

32nd Regular Session

RESOLUTION NO. SP- 5196, S-2011

A RESOLUTION GRANTING A CERTIFICATE OF EXCEPTION TO ROBINSONS LAND CORPORATION FOR THE CONSTRUCTION OF MAGNOLIA TOWN CENTER CONTAINING A THREE (3)-STOREY SHOPPING CENTER WITH MEZZANINE, ROOF DECK AND TWO (2) BASEMENTS LOCATED AT AURORA BOULEVARD CORNER HEMADY STREET, BARANGAY KAUNLARAN, QUEZON CITY AND COVERED BY TRANSFER CERTIFICATES OF TITLE NUMBERED N-321545, N-321546, N-321547, N-321548 AND N-321549 ISSUED BY THE REGISTER OF DEEDS OF QUEZON CITY, FROM THE PROVISIONS ON PARKING REQUIREMENT AS PER CITY ORDINANCE NO. SP-918, S-2000, OTHERWISE KNOWN AS THE QUEZON CITY COMPREHENSIVE ZONING ORDINANCE AS AMENDED.

Introduced by Councilors GODOFREDO T. LIBAN II, EUFEMIO C. LAGUMBAY, DOROTHY A. DELARMENTE, ANTHONY PETER D. CRISOLOGO, RICARDO T. BELMONTE, JR., PRECIOUS HIPOLITO CASTELO, ALFREDO D. VARGAS III, EDEN "CANDY" A. MEDINA, JULIENNE ALYSON RAE V. MEDALLA, RODERICK M. PAULATE, JAIME F. BORRES, JOSE MARIO DON S. DE LEON, GIAN CARLO G. SOTTO, EDCCEL B. LAGMAN, JR., JESUS MANUEL C. SUNTAY, RAQUEL S. MALAÑGEN, MARVIN C. RILLO and RANULFO Z. LUDOVICA.

WHEREAS, the Robinsons Land Corporation is applying for the exception from Ordinance No. SP-918, S-2000, otherwise known as the Quezon City Comprehensive Zoning Ordinance as amended, particularly on the minimum parking requirements for the construction of a three (3)-storey shopping center with mezzanine, roof deck and two (2) basements on Lots 12-B located at Aurora Boulevard corner Hemady Street, Barangay Kaunlaran, Quezon City, containing an area of 45,558.48 square meters;

WHEREAS, the project has a provision of 1,000 parking slots which is below the computed zoning requirement of 1,383 parking slots based on a 1 slot/50 sq.m. TFA but complies with the National Building Code of the Philippines (PD 1096) parking requirement based on 1 slot/70 sq.m. GFA;

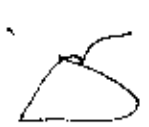
WHEREAS, the Barangay Council of Barangay Kaunlaran through its Barangay Maria Teresa L. Atentar issued Barangay Certification dated 19th of July 2010 for the construction of the town center;

WHEREAS, the Department of Environment and Natural Resources granted an Environmental Compliance Certificate (ECC-NCR-1002-0048) dated March 22, 2010 for the said project;

WHEREAS, the proposed project shall not in any way constitute danger or peril thereof to the public health, safety and welfare in the area, and is in keeping with the general pattern of development in the community;

WHEREAS, the construction of the proposed town center project will contribute to the growth of Quezon City specifically in creating businesses, generating jobs, and increasing revenues;

WHEREAS, Robinsons Land Corporation fully recognizes the concern of the nearby neighborhood with regard to vehicular traffic and other inconveniences; hence, it undertakes to provide adequate traffic enforcement to regulate the ingress and egress of vehicles and pedestrian in the area;

WHEREAS, in accordance with the provision of Article VIII, Section 3 of the Quezon City Comprehensive Zoning Ordinance, and its Implementing Rules and Regulations, an exception is hereby granted for the above town center project. 

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED, to grant, as it does hereby grant a Certificate of Exception to Robinsons Land Corporation for the construction of three (3) storey shopping center with mezzanine, roof deck and two (2) elevators on Lots B-2-B located at Aurora Boulevard corner Hemady Street, Barangay Kaunlaran, Quezon City containing an area of 45,558.48 square meters and covered by Transfer Certificates of Title Numbered N-321545, N-321546, N-321547, N-321548 and N-321549. Accordingly, Robinsons Land Corporation is hereby allowed to deviate from the restrictions of Ordinance No. SP-918, S-2000, otherwise known as the Quezon City Comprehensive Zoning Ordinance as amended, by allowing it to construct the aforesaid project with the parking provision based on the parking requirements defined in the National Building Code of the Philippines (PD 1096).

ADOPTED: July 4, 2011.


PRECIOUS HIPOLITO CASTELO
City Councilor
Acting Presiding Officer

TESTED:


DOROTHY D. LAGRADA, dpa
City Secretary

CERTIFICATION

This is to certify that this Resolution was APPROVED by the City Council on Second Reading on July 4, 2011 and was CONFIRMED on July 11, 2011.


DOROTHY D. LAGRADA, dpa
City Secretary