



Republic of the Philippines  
**QUEZON CITY COUNCIL**  
Quezon City  
18<sup>th</sup> City Council

PR2011-149

31<sup>st</sup> Regular Session

RESOLUTION NO. SP- 5242, S-2011

A RESOLUTION GRANTING CERTIFICATE OF EXCEPTION TO ROBINSONS LAND CORPORATION FOR THE CONSTRUCTION OF MAGNOLIA RESIDENCES CONTAINING TWO (2) THIRTY EIGHT (38) STOREY AND TWO (2) THIRTY SIX (36)-STOREY RESIDENTIAL/COMMERCIAL CONDOMINIUM BUILDINGS WITH LOWER GROUND FLOOR, ROOF DECK AND THREE BASEMENTS LOCATED AT THE CORNERS OF N. DOMINGO AND DOÑA HEMADY STREETS, BARANGAY KAUNLARAN, QUEZON CITY AND COVERED BY TRANSFER CERTIFICATES OF TITLE NO. N-321545, N-321546, N-321547, N-321548 AND N-321549 ISSUED BY THE REGISTER OF DEEDS OF QUEZON CITY, FROM THE PROVISION ON PARKING REQUIREMENT AS PER CITY ORDINANCE NO. SP-918, S-2000, OTHERWISE KNOWN AS THE QUEZON CITY, COMPREHENSIVE ZONING ORDINANCE, NO. SP-918, S-2000, AS AMENDED.

Introduced by Councilors **GODOFREDO T. LIBAN II** and **EUFEMIO C. LAGUMBAY**.

Co-Introduced by Councilors **Anthony Peter D. Crisologo**, **Precious Hipolito Castelo**, **Julienne Alyson Rae V. Medalla**, **Julian ML. Coseteng**, **Allan Benedict S. Reyes**, **Edcel B. Lagman, Jr.** and **Raquel S. Malañgen**.

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 with respect to minimum parking requirements for the construction of two (2) 38 storey and two (2) 36 storey residential-commercial condominium buildings with lower ground floor, roof deck and three basements on Lots 1-C-1, 1-C-2, 1-C-3-B-1, 1-C-3-B-2 and B-2-B located at the corners of N. Domingo and Doña Hemady Streets, Barangay Kaunlaran, Quezon City containing an area of 52,245 square meters;

WHEREAS, as per *Quezon City Comprehensive Zoning Ordinance*, the proposed condominium project is located in a Major Commercial (C-2) zone where project type is permissible and complies with the Floor Area Ratio (FAR) of 8;

WHEREAS, the proposed project has a provision of 1 parking slot per 2 dwelling units which is below the Zoning Ordinance requirement of 1:1; but complies with the parking slot and parking requirements defined under Section 707 of the *National Building Code of the Philippines (P.D. No. 1096)*; ✓

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*WHEREAS, the Sangguniang Barangay of Barangay Kawilaran, through its Punong Barangay Maria Teresa L. Atentar, issued Barangay Certification dated 12<sup>th</sup> of October, 2010 for said condominium construction;*

*WHEREAS, the Department of Environment and Natural Resources granted an Environmental Compliance Certificate (ECC-LDBW-0909-0061) dated December 18, 2009 for the said project;*

*WHEREAS, the proposed condominium 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 condominium project will contribute to the growth of Quezon City specifically in creating businesses, generating jobs, increasing revenues and housing provision;*

*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 pedestrians in the area;*

*WHEREAS, after a dialogue with the concerned residents and the barangay officials of the barangays within the immediate vicinity of the proposed development, it has been agreed upon by the concerned residents, barangay officials, representatives of the members of the City Council and the representatives of Robinsons Land Corporation, that the application for the building permits of the residential/commercial condominiums shall be undertaken by the developer, one building at a time;*

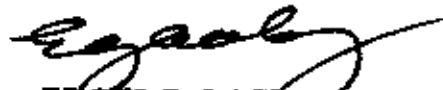
*WHEREAS, in accordance with the provision of Article VIII, Section 3 of the Quezon City Comprehensive Zoning Ordinance and its Implementing Rules and Regulations, an exception is hereby granted for the above condominium project. X*

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**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 two (2) 38 storey and two (2) 36-storey residential-commercial condominium buildings with lower ground floor, roof deck and three basements on Lots 1-C-1, 1-C-2, 1-C-3-B-1, 1-C-3-E-2 and B-2-B located at the corners of N. Domingo and Doña Hemady Streets, Barangay Kaularan, Quezon City containing an area of 52,245 square meters. 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 Parking Slot and Parking Area Requirements defined under Section 707 of the Revised Implementing Rules and Regulations of the National Building Code of the Philippines (P.D.No.1096).

**ADOPTED:** June 27, 2011.

  
**EDCEL B. LAGANAN, JR.**  
Acting Vice Mayor  
Acting Presiding Officer

**ATTESTED:**

  
**DOROTHY D. LAGRADA, dpa**  
City Secretary

**CERTIFICATION**

This is to certify that this Resolution which was approved by the City Council on Second Reading on June 13, 2011, was reverted back and **APPROVED** on Second Reading on June 27, 2011 and **CONFIRMED** under Suspended Rules on the same date.

  
**DOROTHY D. LAGRADA, dpa**  
City Secretary