



Republic of the Philippines
QUEZON CITY COUNCIL

Quezon City
18th City Council

PR2011-15

40th Regular Session

RESOLUTION NO. SP- **5338**, S-2011

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO PRIMEHOMES REAL ESTATE DEVELOPMENT INC., FOR THE CONSTRUCTION OF "LAROSSA IN CAPITOL HILLS", COMPRISED OF TWELVE (12) 12-STOREY CONDOMINIUM BUILDINGS CONSISTING OF NO MORE THAN TWO THOUSAND EIGHT HUNDRED SIXTY NINE (2,869) CONDOMINIUM UNITS, COMPLETE WITH AMENITIES, PARKING SPACES AND LAND DEVELOPMENT ON A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 004-2011009524 OF THE REGISTRY OF DEEDS OF QUEZON CITY, LOCATED AT ZUZUAREGUI ROAD AND CAPITOL DRIVE, BARANGAY MATANDANG BALARA, DILIMAN, QUEZON CITY, ALLOWING DEVIATION AND EXCEPTION FROM THE RESTRICTIONS OF THE PROVISIONS OF ARTICLE V, SECTION 3 (USE REGULATIONS IN MEDIUM-DENSITY RESIDENTIAL ZONE), ARTICLE VI, SECTION 4 (TRAFFIC GENERATION) AND SECTION 11 (HEIGHT REGULATIONS) OF CITY ORDINANCE NO. SP-918, SERIES OF 2000, OTHERWISE KNOWN AS THE "QUEZON CITY COMPREHENSIVE ZONING ORDINANCE, AS AMENDED".

Introduced by Councilor JULIAN ML. COSETENG.

Co-introduced by Councilors Jesus Manuel C. Santay, Godofredo T. Liban II, Ricardo T. Belmonte, Jr., Edcel B. Lagman, Jr., Raquel S. Malanjan, Gian Carlo G. Sotto, Dorothy A. Delarmente, Precious Hipolito Castelo, Francisco A. Calalay, Jr., Anthony Peter D. Crisologo, Joseph P. Juico, Alexis R. Herrera, Eden "Candy" A. Medina, Julianne Alyson Rae V. Medalla, Roderick M. Paulate, Allan Benedict S. Reyes, Eufemio C. Lagumbay, Jessica Castelo Daza, Vincent DG. Belmonte, Ramulfo Z. Ludovica and John Ansell R. De Guzman.

WHEREAS, petitioner Primehomes Real Estate Development Inc. intends to pursue a residential development known as "Larossa in Capitol Hills" on a lot presently covered by TCT No. 004-2011009524 of the Registry of Deeds of Quezon City, located at Zuzuaregui Road and Capitol Drive, Barangay Matandang Balara, Diliman, Quezon City, currently classified as a Medium-density Residential Zone (R-2);

WHEREAS, the property is unique and different from other properties in the adjacent locality and because of its uniqueness, the owner cannot obtain a reasonable return on the property, unless it is allowed to construct the proposed "Larossa in Capitol Hills", a residential development consisting of no more than two thousand eight hundred sixty nine (2,869) condominium units, built through twelve (12) 12-storey condominium buildings, complete with land development and amenities, thus warranting a variance from Article V, Section 3 (Use Regulations on Medium Density Residential Zone) of Ordinance No. SP-918, Series of 2000, otherwise known as the Quezon City Comprehensive Zoning Ordinance, as amended;

WHEREAS, such proposed variance is the maximum deviation necessary to permit a reasonable use of the property; will not alter the physical character of the district or zone where the property for which the variance is sought is located; will not substantially or permanently injure the use of other properties in the same district or zone; will not weaken the general purpose of Ordinance No. SP-918, Series of 2000, otherwise known as the Quezon City Comprehensive Zoning Ordinance, as amended will not adversely affect public health, safety and welfare; will be in harmony with the spirit of the said Ordinance and is not sought solely for additional financial advantage, hence, warranted under the circumstances;

WHEREAS, the twelve (12) condominium buildings shall be at least twelve (12) storeys and no less than thirty-six (36) meters in height, from the highest natural gradeline within the property, such natural gradeline currently located one hundred six (106) meters above sea-level, for which petitioner Primehomes likewise seeks an exception from the provisions of Article VI, Section 11 (Height Regulations) of Ordinance No. SP-918, Series of 2000, as amended;

WHEREAS, the parking spaces to be provided shall be at a ratio of no more than one (1) parking slot for every six (6) residential living unit, for which petitioner Primehomes likewise seeks an exception from the provision of Article VI, Section 4 (Traffic Generators) as stated in the above mentioned Ordinance;

WHEREAS, the exceptions applied for, will not adversely affect the public health, safety and welfare and is in keeping with the general pattern of development in the community, will not adversely affect the appropriate use of the adjoining property in the same district, and will not alter the essential character and general purpose of the district where the exception sought is located, hence, permissible under the circumstances;

WHEREAS, the Barangay Council of Barangay Matandang Balara and its residents interpose no objection to the said project, which 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.

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 Primehomes Real Estate Development Inc., for the construction of "Larossa in Capitol Hills", comprised of twelve (12) 12-storey condominium buildings consisting of no more than two thousand eight hundred sixty nine (2,869) condominium units, complete with amenities, parking spaces and land development on a parcel of land covered by Transfer Certificate of Title No. 004-2011009524 of the Registry of Deeds of Quezon City, located at Zuzuregui Road and Capitol Drive, Barangay Matandang Balara, Diliman, Quezon City allowing deviation and exception from the restrictions of the provisions of Article V, Section 3 (Use Regulations in Medium-Density Residential Zone), Article VI, Section 4 (Traffic Generation) and Section 11 (Height Regulations) of City Ordinance No. SP-918, Series of 2000, otherwise known as the "Quezon City Comprehensive Zoning Ordinance, as amended".

ADOPTED: October 3, 2011.


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 October 3, 2011 and was CONFIRMED on October 17, 2011


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