



Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City
20th City Council

PR20CC-1061

79th Regular Session

RESOLUTION NO. SP. **7657**, S-2018

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO LA RESIDENZA IGNACIA, FORTIS PRIME PROPERTIES INC., FOR THE CONSTRUCTION OF A TWENTY-TWO (22)-STOREY WITH ROOF DECK LOCATED AT NO. 41 MOTHER IGNACIA AVENUE, QUEZON CITY, ALLOWING DEVIATION FROM THE RESTRICTIONS OF ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE OF 2016.

Introduced by Councilor RAQUEL S. MALAÑGEN.

Co-Introduced by Councilors Lena Marie P. Juico, Elizabeth A. Delarmente, Victor V. Ferrer, Jr., Oliviere T. Belmonte, Alexis R. Herrera, Precious Hipolito Castelo, Voltaire Godofredo L. Liban III, Ramon P. Medalla, Ranulfo Z. Ludovica, Estrella C. Valmocina, Roderick M. Paulate, Gian Carlo G. Sotto, Jose Mario Don S. De Leon, Franz S. Pumaren, Eufemio C. Lagumbay, Marvin C. Rillo, Irene R. Belmonte, Ivy Xenia L. Lagman, Marra C. Suntay, Hero Clarence M. Bautista, Jose A. Visaya, Karl Edgar C. Castelo, Godofredo T. Liban II, Allan Butch T. Francisco, Marivic Co-Pilar, Melencio "Bobby" T. Castelo, Jr., Rogelio "Roger" P. Juan, Diorella Maria G. Sotto, Donato C. Matius, Eric Z. Medina, Alfredo S. Roxas and Noe Lorenzo B. Dela Fuente III.

WHEREAS, La Residenza Ignacia, Fortis Prime Properties Inc., is the project owner of the proposed Twenty-two (22) storey with roof deck located at No. 41, Mother Ignacia Ave., Quezon City;

WHEREAS, the Barangay Council of Barangay Paligsahan and residents therein interposed no objection to the said project;

WHEREAS, the applicant has complied with the necessary requirements prescribed by law, ordinance or administrative issuances;

WHEREAS, as per certification by the City Planning and Development Officer the area where the site is classified as under Major Commercial (C-2) Zone and covered by the Floor Area Ratio (FAR 6), hence, the same is not permitted pursuant to Article No. 5 of the Quezon City Comprehensive Zoning Ordinance; ✓

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WHEREAS, the grant of Certificate of Exception to La Residenza Ignacia, Fortis Prime Properties Inc., will not adversely affect the public health, safety and welfare and is in keeping with the general pattern of development in the community, and shall support economic-based activities and provide livelihood, vital community services and facilities at the same time;

WHEREAS, in accordance with the provision of Ordinance No. SP-2502, S-2016, an Exception is required for projects to which the proposed undertaking falls under.

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 La Residenza Ignacia, Fortis Prime Properties Inc., for the Twenty-two (22)-storey with Roof Deck located at No. 41 Mother Ignacia Ave., Quezon City, allowing deviation from the restrictions of Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016.

ADOPTED: November 26, 2018.


MA. JOSEENA G. BELMONTE
City Vice Mayor
Presiding Officer

ATTESTED:


Atty. JOHN THOMAS S. ALFEROS III
City Secretary

CERTIFICATION

This is to certify that this Resolution was APPROVED by the City Council on Second Reading on November 26, 2018 and was CONFIRMED on December 3, 2018.


Atty. JOHN THOMAS S. ALFEROS III
City Secretary