



Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City
21st City Council

PR21CC-1216

82nd Regular Session

RESOLUTION NO. SP- **8757**, S-2021

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO PHARMAGRO, INC. (AS TO FAR, LAND USE AND PARKING) FOR THE CONSTRUCTION AND OPERATION OF A ONE (1) UNIT/TWO (2)-STOREY WAREHOUSE WITH OFFICE, ONE (1) UNIT/ONE (1)-STOREY WAREHOUSE WITH MEZZANINE AND THREE (3) UNITS/ ONE (1)-STOREY WAREHOUSE BUILDING (AS BUILT) LOCATED AT LOT 482-F, NO. 803 (FORMERLY KM.17), QUIRINO HIGHWAY, BARANGAY GULOD, NOVALICHES, DISTRICT V, QUEZON CITY, ALLOWING DEVIATION FROM THE RESTRICTIONS PROVIDED UNDER ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE OF 2016.

Introduced by Councilor **RAMON P. MEDALLA**.

Co-Introduced by Councilors Bernard R. Herrera, Lena Marie P. Juico, Dorothy A. Delarmente, M.D., Tany Joe "TJ" L. Calalay, Nicole Ella V. Crisologo, Victor V. Ferrer, Jr., Winston "Winnie" T. Castelo, Atty. Bong Liban, Eden Delilah "Candy" A. Medina, Mikey F. Belmonte, Estrella C. Valmocina, Franz S. Pumaren, Kate Galang-Coseteng, Matias John T. Defensor, Wencerom Benedict C. Lagumbay, Jorge L. Banal, Sr., Peachy V. De Leon, Imee A. Rillo, Marra C. Suntay, Irene R. Belmonte, Resty B. Malañgen, Ivy L. Lagman, Hero M. Bautista, Jose A. Visaya, Karl Castelo, Patrick Michael Vargas, Shaira L. Liban, Allan Butch T. Francisco, Marivic Co Pilar, Melencio "Bobby" T. Castelo, Jr., Rogelio "Roger" P. Juan, Diorella Maria G. Sotto-Antonio, Donato "Donny" C. Matias, Eric Z. Medina, Freddy S. Roxas and Noe Dela Fuente.

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WHEREAS, Pharmagro, Inc. is applying for a Certificate of Exception (as to FAR, land use and parking for the construction and operation of a One (1) Unit/Two (2)-Storey Warehouse with Office, One (1) Unit/One (1)-Storey Warehouse with Mezzanine and Three (3) Units/One (1)-Storey Warehouse Building (As Built) located at Lot 482-F, No. 803 (formerly Km.17), Quirino Highway, Barangay Gulod, Novaliches, District V, Quezon City;

WHEREAS, the location of the proposed project is classified as Major Commercial Zone (C-2) where the said project is not permissible with respect to floor area ratio (FAR), land use and parking, thereby necessitating the issuance of a Certificate of Exception as requested by the applicant Pharmagro, Inc. in order to be exempt from zoning restrictions;

WHEREAS, in accordance with the provisions of Section 55, Article VIII, in relation to Sections 71 and 73, Article IX of Ordinance No. SP-2502, S-2016, an exception or deviations from the provisions of Zoning Ordinance may be allowed only upon authorization by the City Council;

WHEREAS, the proposed project will not adversely affect public health, safety, and welfare and is in keeping with the general pattern of development in the community;

WHEREAS, the concerned Sangguniang Barangay and the homeowners thereat have interposed no objection to the said project;

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

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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 Pharmagro, Inc. (as to FAR, land use and parking) for the construction and operation of a One (1) Unit/Two (2)-Storey Warehouse with Office, One (1) Unit/One (1)-Storey Warehouse with Mezzanine and Three (3) Units/One (1)-Storey Warehouse Building (As Built) located at Lot 482-F, No. 803 (formerly Km.17), Quirino Highway, Barangay Gulod, Novaliches, District V, Quezon City, allowing deviation from the restrictions provided under Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016.

ADOPTED: November 22, 2021.



GIAN G. SOTTO
City Vice Mayor
Presiding Officer

ATTESTED:


Atty. JOHN THOMAS S. ALFEROS III
City Government Dept. Head III

CERTIFICATION

This is to certify that this Resolution was APPROVED by the City Council on Second Reading on November 22, 2021 and was CONFIRMED on December 01, 2021.


Atty. JOHN THOMAS S. ALFEROS III
City Government Dept. Head III