



Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City
22nd City Council

PR22CC-1183

105th Regular Session

RESOLUTION NO. SP-9982, S-2025

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO SOTERN LAND CORPORATION, AS REPRESENTED BY ROBERT V. ALVAREZ, FOR THE PROPOSED 426 UNITS/THIRTY (30)-STOREY CONDOMINIUM TOWER (TOWER-1) AND 819 UNITS/FORTY-TWO (42)-STOREY CONDOMINIUM TOWER (TOWER-2), ATOP A SIX (6)-LEVEL PODIUM WITH THREE (3)-LEVEL BASEMENT PARKING AND ROOF DECK LOCATED AT LOT PCN-00-001987, 10-A-1, 10-A-2, AND 10-B, KATIPUNAN AVENUE AND ESTEBAN ABADA STREET, BARANGAY LOYOLA HEIGHTS, DISTRICT III, QUEZON CITY, ALLOWING DEVIATION FROM THE RESTRICTIONS PROVIDED UNDER QUEZON CITY ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE OF 2016

Introduced by Councilor IRENE R. BELMONTE

Co-Introduced by Councilors Bernard R. Herrera, Tany Joe "TJ" L. Calalay, Dorothy A. Delarmente, M.D., Joseph P. Juico, Nikki V. Crisologo, Charm M. Ferrer, Fernando Miguel "Mikey" F. Belmonte, Candy A. Medina, Aly Medalla, Dave C. Valmocina, Godofredo T. Liban II, Kate Galang-Coseteng, Geleen "Dok G" G. Lumbad, Albert Alvin "Chuckie" L. Antonio III, Don S. De Leon, Wencerom Benedict C. Lagumbay, Atty. Anton L. Reyes, Edgar "Egay" G. Yap, Raquel S. Malañgen, Nanette Castelo-Daza, Marra C. Suntay, Joseph Joe Visaya, Alfred Vargas, MPA, Ram V. Medalla, Shaira "Shay" L. Liban, Aiko S. Melendez, Mutya Castelo, Maria Eleanor "Doc Ellie" R. Juan, O.D., Kristine Alexia R. Matias, RN, Eric Z. Medina, Emmanuel Banjo A. Pilar, Vito Sotto Generoso, Victor "Vic" Bernardo and Jhon Angelli "Sami" C. Neri

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WHEREAS, Sotern Land Corporation, as represented by Robert V. Alvarez, submitted to the Quezon City Council an application for a Certificate of Exception for the Proposed 426 Units/Thirty (30)-Storey Condominium Tower (Tower-1) and 819 Units/Forty-Two (42)-Storey Condominium Tower (Tower-2), atop a Six (6)-Level Podium with Three (3)-Level Basement Parking and Roof Deck located at Lot PCN-00-001987, 10-A-1, 10-A-2, and 10-B, Katipunan Avenue and Esteban Abada Street, Barangay Loyola Heights, District III, Quezon City;

WHEREAS, the Quezon City Council, in its discretion, has granted the Certificate of Exception, subject to the express condition that Sotern Land Corporation, as represented by Robert V. Alvarez, fully implements the project evaluation prepared by the Zoning Administration Unit;

WHEREAS, any violation of or non-compliance with the project evaluation shall result in the immediate revocation of the Certificate of Exception;

WHEREAS, pursuant to Section 55(2), Article VIII of Ordinance No. SP-2502, S-2016, a Certificate of Exception is required for the aforesaid Project upon authorization from 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 applicant has complied with all the necessary requirements prescribed by laws, ordinances or administrative issuances;

WHEREAS, the applicant has submitted all the necessary and mandatory requirements in support of the Proposed Project and undertakes to comply with the provisions of existing laws, ordinances, and rules and regulations pertaining to public safety, environmental protection, and vehicular traffic.

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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 Sotern Land Corporation, as represented by Robert V. Alvarez, for the Proposed 426 Units/Thirty (30)-Storey Condominium Tower (Tower-1) and 819 Units/Forty-Two (42)-Storey Condominium Tower (Tower-2), atop a Six (6)-Level Podium with Three (3)-Level Basement Parking and Roof Deck located at Lot PCN-00-001987, 10-A-1, 10-A-2, and 10-B, Katipunan Avenue and Esteban Abada Street, Barangay Loyola Heights, District III, Quezon City, allowing Deviation from the Restrictions provided under Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016.

ADOPTED: January 27, 2025.


GIAN G. SOTTO
City Vice Mayor
Presiding Officer

ATTESTED:


ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(City Council Secretary)

CERTIFICATION

This is to certify that this Resolution was APPROVED by the City Council on Second Reading on January 27, 2025 and was CONFIRMED on February 3, 2025.


ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(City Council Secretary)

