



Republika ng Pilipinas
Lungsod Quezon
SANGGUNIANG PANLUNGSOD
(City Council)

P095-40

193rd Regular Session

ORDINANCE NO. SP- 304, S-95

AN ORDINANCE PROVIDING FOR THE RE-CLASSIFICATION/
RE-ZONING OF A CERTAIN PORTION OF BARANGAY STO.
DOMINGO, KNOWN AS BLOCK NO. 454, QUEZON CITY, FROM
LOW DENSITY RESIDENTIAL ZONE (R1) TO HIGH DENSITY
RESIDENTIAL ZONE (R3) AND GENERAL COMMERCIAL ZONE
(C-2), IN ACCORDANCE WITH THE PROVISIONS OF THE
QUEZON CITY ZONING ORDINANCE OF 1992.

Introduced by Councilors ALBERTO M. GALARPE
and EMILIO G. TAMAYO.

Co-Introduced by Councilors Antonio L.
Sison, Moises S. Samson, Victor V.
Ferrer, Jr., Melencio M. Castelo and
Joseph Peter S. Sisen.

WHEREAS, the primary tool that is being used to
control growth and land use in Quezon City and the
NCR is MMC Ordinance No. 81-01 pursuant to P.D. 824
as amended by P.D. 1274;

WHEREAS, today, fourteen (14) years after its
promulgation, the MMC Zoning Ordinance can no longer
be a realistic and reliable tool to control land use
due to the rapid trend of urbanization in the area
and its environment;

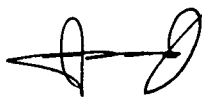
WHEREAS, structural and environmental quality
survey conducted by NCR and the Metro Manila Commis-
sion showed that many of its areas (Block 454 in
Q. C. included) have deteriorated environmentally to
a critical proportion;

WHEREAS, in order to save these environments
from degradation, congestion and poor sanitation,
Presidential Decree 1983 was issued declaring MMA
as an Urban Land Reform Zone;

WHEREAS, P. D. 1893 was amended on 14 of May
1980 by P.D. 1967 specifying the 244 sites in the
Metropolitan Manila as AREAS FOR PRIORITY DEVELOP-
MENT (APD);

WHEREAS, Block No 454, bounded on the North
by Don Manuel Agregado Street, on the South by
Calamba Street, on the East by Sto. Domingo Street
and on the West by Biak-na-Bato Street was declared
as APD No. 26 among the 244 sites identified in the
Zone classification as Urban Land Reform Zone;

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