



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

PR22CC-322

46th Regular Session

RESOLUTION NO. SP- 9489, S-2023

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO TORRE LORENZO DEVELOPMENT CORPORATION FOR THE CONSTRUCTION OF A PROPOSED FORTY FIVE (45)-STOREY CONDOMINIUM TOWER WITH SEVEN (7)- LEVEL PODIUM PARKING, AMENITY DECK AND ROOF DECK (TOWER A) AND TWELVE (12)-STOREY CONDOMINIUM TOWER (TOWER B) TO BE LOCATED AT LOTS 29 AND 30, PSD-53686, NOS. 34 AND 35 ROSA ALVERO STREET CORNER ESTEBAN ABADA, BARANGAY LOYOLA HEIGHTS, DISTRICT III, QUEZON CITY, ALLOWING DEVIATION FROM THE PROVISIONS OF ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE OF 2016

Introduced by Councilor TATAY RANNIE Z. LUDOVICA

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, Geleen "Dok G" G. Lumbad, Don S. De Leon, Edgar "Egay" G. Yap, Imee A. Rillo, Raquel S. Malañgen, Irene R. Belmonte, Nanette Castelo-Daza, Marra C. Suntay, 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, Eric Z. Medina, Emmanuel Banjo A. Pilar, Vito Sotto Generoso, Victor "Vic" Bernardo, Alfredo "Freddy" Roxas and Julian Marcus D. Trono

WHEREAS, Torre Lorenzo Development Corporation, with office address at No. 2263 Chino Roces Avenue Extension, Makati City, represented by its External Affairs and Land Acquisition Head, Ms. Celine F. Josen, is applying for the issuance of a Certificate of Exception for the construction of a proposed Forty Five (45)-Storey Condominium Tower with Seven (7)-Level Podium Parking, Amenity Deck and Roof Deck (Tower A) and Twelve (12)-Storey Condominium Tower (Tower B) to be located at Lots 29 and 30, PSD-53686, Nos. 34 and 35 Rosa Alvero Street corner Esteban Abada, Barangay Loyola Heights, District III, Quezon City;

9

WHEREAS, the said Condominium Project is to be composed of two (2) residential towers, namely: Tower A with forty-five (45) floors and Tower B with twelve (12) floors consisting of an aggregate six hundred fourteen (614) residential units, which are ideal for students, start-up families, young professionals, and investors;

WHEREAS, aside from optimizing the residential use of the property, the said Condominium Project will also enhance the aesthetic value of the Loyola community and fulfill the increasing need of students and members of the academic community of nearby colleges and universities for a residence that requires only a short walk or commute to and from their schools, thereby reducing the vehicular traffic and pollution in the vicinity of Katipunan Avenue;

WHEREAS, pursuant to Section 55, Article VIII, in relation to Section 73, Article IX of Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016, and considering the beneficial use of the Proposed Project, the same may be allowed in the project site upon authorization by the City Council through the issuance of a Certificate of Exception;

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

WHEREAS, the applicant executed a Memorandum of Undertaking pertaining to the prohibition of new development or construction which is not part of the City's approved building plan, free use of the Project's meeting rooms for the concerned barangay officials and homeowner's association, provision of parking slots for public use, development of bike lanes near the area, assistance to other projects of the local government, payment of applicable parking fees, and loading and unloading of persons, equipment, and other construction materials which must be done inside the Project's premises;

WHEREAS, the applicant further undertakes to comply with all the necessary and mandatory requirements prescribed by law, administrative issuances, and the existing zoning ordinance.

[Handwritten mark]

[Handwritten signature]


[Handwritten mark]

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 Torre Lorenzo Development Corporation for the construction of a proposed Forty Five (45)-Storey Condominium Tower with Seven (7)- Level Podium Parking, Amenity Deck and Roof Deck (Tower A) and Twelve (12)-Storey Condominium Tower (Tower B) to be located at Lots 29 and 30, PSD-53686, Nos. 34 and 35 Rosa Alvero Street corner Esteban Abada, Barangay Loyola Heights, District III, Quezon City, allowing deviation from the restrictions provided under Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016.

RESOLVED FURTHER, that a copy of the subject Memorandum of Undertaking shall form an integral part of this Resolution.

ADOPTED: October 9, 2023.



JOSEPH JOE VISAYA
City Councilor
Acting 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 October 9, 2023 and was CONFIRMED on October 16, 2023.


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