



Republic of the Philippines  
**QUEZON CITY COUNCIL**

Quezon City  
22<sup>nd</sup> City Council

PR22CC-597

47<sup>th</sup> Regular Session

RESOLUTION NO. SP- **9495**, S-2023

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO KEYLAND NEW MANILA PROPERTIES, INC./JOSE MA. G. MONTINOLA FOR THE CONSTRUCTION OF ADDITIONAL FIVE (5)-STOREY (44 ROOMS) TO THE PROPOSED FIFTEEN (15)-STOREY CONDOTEL WITH TWO (2)-LEVEL BASEMENT, MEZZANINE AND UTILITY ROOF DECK LOCATED AT LOT 9, SUB-BLOCK 17, E. RODRIGUEZ SR. AVENUE, BARANGAY MARIANA, DISTRICT IV, QUEZON CITY, ALLOWING DEVIATION FROM THE RESTRICTIONS PROVIDED UNDER ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE QUEZON CITY COMPREHENSIVE ZONING ORDINANCE OF 2016

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Introduced by Councilor *IRENE R. BELMONTE*

Co-Introduced by Councilors *Bernard R. Herrera, Tany Joe "TJ" L. Calalay, Dorothy A. Delarmente, M.D., Nikki V. Crisologo, Charm M. Ferrer, Fernando Miguel "Mikey" F. Belmonte, Candy A. Medina, Aly Medalla, Dave C. Valmocina, Tatay Rannie Z. Ludovica, 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, Imee A. Rillo, 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, Eric Z. Medina, Emmanuel Banjo A. Pilar, Vito Sotto Generoso, Victor "Vic" Bernardo, Alfredo "Freddy" Roxas and Julian Marcus D. Trono*

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WHEREAS, *Keyland New Manila Properties, Inc./Jose Ma. G. Montinola* is applying for a Certificate of Exception for the construction of additional Five (5)-Storey (44 Rooms) to the Proposed Fifteen (15)-Storey Condotel with Two (2)-Level Basement, Mezzanine and Utility Roof Deck located at Lot 9, Sub-Block 17, E. Rodriguez Sr. Avenue, Barangay Mariana, District IV, Quezon City;

WHEREAS, pursuant to Paragraph 2, Section 55, Article VIII of Ordinance No. SP-2502, S-2016, an 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;

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

WHEREAS, Keyland New Manila Properties, Inc. 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.

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 Keyland New Manila Properties, Inc./ Jose Ma. G. Montinola for the construction of Additional Five (5)-Storey (44 Rooms) to the Proposed Fifteen (15)-Storey Condotel with Two (2)-Level Basement, Mezzanine and Utility Roof Deck located at Lot 9, Sub-Block 17, E. Rodriguez Sr. Avenue, Barangay Mariana, District IV, Quezon City, allowing deviation from the restrictions provided under Ordinance No. SP-2502, S-2016, otherwise known as the Quezon City Comprehensive Zoning Ordinance of 2016.

ADOPTED: October 16, 2023.



JOSEPH P. JUICO  
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 16, 2023 and was CONFIRMED under Suspended Rules on the same date.



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

