



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

PO22CC-174

74th Regular Session

ORDINANCE NO. SP- 3421, S-2024

AN ORDINANCE ESTABLISHING A QUEZON MEMORIAL INSTITUTIONAL HERITAGE DISTRICT (QMIHD), COMPRISED OF THE QUEZON MEMORIAL CIRCLE (QMC) COMPOUND, ITS IMMEDIATE CIRCUMSCRIBED VICINITY WITHIN A BUFFER AREA OF 1-KILOMETER RADIUS FROM THE OUTER BOUNDARIES OF THE QUEZON MEMORIAL CIRCLE, AND VIEW CORRIDORS OF 200 METERS WIDTH ON EACH SIDE OF QUEZON AVENUE AND COMMONWEALTH AVENUE EXTENDING TO A DISTANCE OF AT LEAST 1.5 KILOMETERS FROM THE OUTER CIRCUMFERENCE OF THE QMC, INCLUDING THEIR CARRIAGEWAYS, PLANTING STRIPS, CONCRETE ISLANDS, AND RESIDUAL SPACES AS PART OF A SPECIAL AREA FOR AFFIRMATION OF HISTORIC DESIGN, GREEN BUILDING, HARMONIOUS FRONTAGES AND BUILDING SETBACKS, MODIFYING THE EXISTING ZONING ORDINANCE, PROVIDING INCENTIVES FOR COMPLIANCE THEREWITH AND FOR OTHER RELATED PURPOSES

Introduced by Councilors IRENE R. BELMONTE, 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, 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, JOSE MARIA M. RODRIGUEZ and JHON ANGELLI "Sami" C. NERI

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WHEREAS, Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016, correspondingly mandates in Section 23 thereof that institutional zones shall be primarily used for public, government, religious, cultural, educational, medical, and other civic and support services. Moreover, Section 46 of the same Ordinance recognizes Heritage and Cultural Properties as falling under the protection of Republic Act No. 10066, otherwise known as the National Heritage Act of 2009;

WHEREAS, Quezon City Ordinance No. SP-2508, S-2016, otherwise known as the Urban Design Guidelines and Standards of Quezon City, which recognizes the Quezon Memorial Circle as a Tourism District, as well as specifies in its Area Design Guidelines that the development and redevelopment of sections of the City should respect historical patterns, precedents and boundaries at the city-wide level (Section 5.1.1.c, SP-2508, 2016), specifying too at the area-wide level that architecture and landscape design should grow from the local climate, topography, history and building practice, such that individual architectural projects should be seamlessly linked to their surroundings (Section 5.1.3.e, SP-2508, 2016), in order to control physical development and address the issue of diminishing public spaces, among others;

WHEREAS, Quezon City Executive Order No. 50, S-2019 issued by the Office of the City Mayor provides for the creation of the Task Force on Urban Revitalization specifically to develop, coordinate, implement and monitor urban revitalization initiatives for identified priority areas, backed by relevant research and analysis with regard to key urban issues of the Quezon City Office of the City Mayor to feed into new plans;

WHEREAS, in the face of market-driven urbanization throughout the metropolis, the Quezon City Government recognizes the urgent need to take action to protect, enhance and regulate the growth of this historic institutional core, which is inseparable from and partakes of the characteristics of its principal heritage conservation and tourism district, the Quezon Memorial Circle; recognizing further that any neglect leading to the obscuration or effacement of the monument or the proliferation of disharmonious building in its proximity will be difficult to reverse and will deny future generations both the identity of the City and a means to sustain the highest civic, touristic and environmental values that are important not only to Quezon City but also to the rest of Metropolitan Manila and our Country.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED:

SECTION 1. TITLE. – This Ordinance shall be known and referred to as “An Ordinance Establishing the Quezon Memorial Institutional Heritage District (QMIHD) for the Protection and Recovery of the Historical Character of the Quezon Memorial Circle and Its Immediate Surroundings, Specifying View Corridors, Buffers and Harmonious Urban Design.”

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SECTION 2. DECLARATION OF POLICY. – It is hereby declared the policy of the Quezon City Government:

- a. to establish regulations and guidelines that would protect and preserve for posterity the Quezon Memorial Circle and its immediate institutional surroundings, as an iconic and unique assemblage of structures that have historic and touristic value not only for Quezon City, but also for the whole of Metropolitan Manila;
- b. to assert and to recover, in response to the encroachment of market-driven urbanization, and disjointed and unharmonious building, the visual, spatial, and symbolic primacy of the public realm and good governance, as means to ensure vibrant tourism, a healthy and beautiful environment and a safe and orderly institutional neighborhood that blends harmoniously with the heritage site that it encompasses;
- c. to provide mechanisms for the planning, construction and urban renewal of the aforementioned site in the short, medium and long term, that shall regulate all new buildings and shall provide corrective actions to modify, redesign or redevelop standing structures in a reasonable manner that will be practicable for public or private property owners; and
- D. to provide incentives and assistance for public or private property owners who voluntarily comply with or who shall commit to convey lands, in whole or in part, to the City Government for the purposes of this Ordinance, in exchange for just compensation or equivalent property outside of the institutional and heritage conservation zones.

SECTION 3. MANDATORY PHYSICAL AND SPATIAL COVERAGE OF THIS ORDINANCE. – The following areas shall define the compulsory physical limits and extent of this Ordinance and shall hereafter be declared the Quezon Memorial Institutional Heritage District (QMIHD), hereinafter referred to as the institutional district to encompass the following component subzones:

- a. The 27-hectare Quezon Memorial Circle (QMC), which shall be the Central Core heritage conservation and tourism zone, consisting of the 66-meter high Quezon Memorial Shrine, commonly referred to as the “Pylon,” as the reference building and shall therefore be the predominant visual focus of the entire site at all times of the day and night, to be respected for all subsequent development decisions (Please see Annex “A”);

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- b. *The immediately surrounding institutional zone, or predominantly institutional zone, consisting of the immediate vicinity with an elliptical radius of 1 kilometer taken from the property boundaries of the QMC, to be designated as the "Buffer Area," which shall include the open spaces, institutions, and other areas within the said zone, and no less than one lot's depth outwards, whichever extends farther from the outer circumference of the QMC, and in no instance less than the land area encompassed by joining the intersections of the median lines of Agham Road, BIR Road, East Avenue, V. Luna Avenue, Kalayaan Avenue, Malingap Street, Maginhawa Street, Masinsinan Street, C.P. Garcia Avenue, Katipunan Avenue (including the core of the U.P. Diliman Campus), Commonwealth Avenue, Central Avenue, Visayas Avenue, and the portions of Road 1 and Mindanao Avenue enclosing the Veterans Memorial Medical Center, up to the portion of North Avenue that intersects Agham Road, which shall hereafter be subsequently confirmed and determined by metes and bounds measurements pursuant to the Implementing Rules and Regulations of this Ordinance;*
- c. *The "Primary View Corridors," consisting of all public and private lands, buildings and other properties lining Quezon Avenue and Commonwealth Avenue having direct sightlines of the Pylon, specifically defined herein in terms of width by a 200-meter wide area on both sides of Commonwealth Avenue (northeast of QMC) and Quezon Avenue (southwest of QMC) measured from the median line of said avenues, and in no case less than one actual city block wide measured outwards from the median of the carriageway; and in terms of length, with a linear extent measured outward from the center of the QMC, or approximately 1.5 kilometers from the property boundaries of QMC, extending up to the intersection of Epifanio De Los Santos Avenue (EDSA) and Quezon Avenue along the length of Quezon Avenue (southwest side), and with a linear extent measured 2.5 kilometers northeast, to the point where Tandang Sora Avenue abuts Commonwealth Avenue (northeast side), each to be referred to as the "Primary View Corridor";*

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- d. *The “Secondary View Corridors and Residual Spaces,” including the remaining network of roads abutting the QMC, vantage points, and smaller side streets, inclusive of their easements, center islands and sidewalks, consisting of: minor visual corridors measured from the center of QMC consisting of Visayas Avenue until the intersection with Road 1 (approximately 1 kilometer northwest), and Kalayaan Avenue until the intersection with Masigla Street (approximately 1 kilometer southeast), East Avenue until the intersection with Victoriano Luna Avenue (approximately 1.5 kilometers southwest), North Avenue until the intersection with Mindanao Avenue (approximately 1.5 kilometers northwest), Maharlika Street until the intersection with Mayaman Street, as well as their waterways and airspaces up the height of the Pylon.*
- e. *These aforementioned areas shall be incorporated into the next cycle of crafting the Comprehensive Land Use Plan, without prejudice to jurisdiction over certain embedded assets (e.g. certain major roads, underground conduits, and street furniture) by National Government Agencies.*

SECTION 4. VOLUNTARY PHYSICAL AND SPATIAL COVERAGE. – *The following areas shall define the non-compulsory physical limits and extent of this Ordinance, for which compliance with desired design character and height limits shall be encouraged, incentivized, and recognized by the Quezon City Government:*

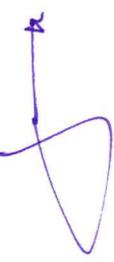
- a. *EXTENDED PRIMARY VIEW CORRIDORS – consisting of all public and private lands, buildings and other properties that form the direct continuation southwest of Quezon Avenue until the intersection with West Avenue and Timog Avenue (a.k.a. Delta area) and the direct continuation northeast of Commonwealth Avenue, respectively until the intersection with the Luzon Avenue-Katipunan Avenue flyover*
- b. *EXTENDED SECONDARY VIEW CORRIDORS – consisting of all public and private lands, buildings and other properties that form the direct continuation southwest of East Avenue until the intersection with EDSA, the direct continuation northwest of North Avenue until intersection with EDSA, the direct continuation north of Visayas Avenue until the intersection with Congressional Avenue, and the direct continuation south of Kalayaan Avenue until the intersection with Victoriano Luna Avenue, respectively.*

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SECTION 5. DEFINITION OF TERMS. – For purposes of this Ordinance, the following terms shall be defined as follows:

- a. *Buffer area – an area surrounding the nominated property that has complementary legal and/or customary restrictions placed on its use and development to give an added layer or protection to the property. This should include: (1) the immediate setting of the nominated property, (2) important views and other areas or attributes that are functionally important as a support to the property and its protection, (3) identified areas outside the boundaries of, but immediately adjacent to designated protected areas that need special development controls in order to avoid or minimize harm to the protected area;*
- b. *Building Height Limit (BHL) – the maximum height to be allowed for buildings/structures based on their proposed use or occupancy;*
- c. *Conservation – all the processes and measures of maintaining the cultural significance of a cultural property including, but not limited to, preservation, restoration, reconstruction, protection, adaptation or any combination thereof;*
- d. *Cultural Heritage – the totality of cultural property preserved and developed through time and passed on to posterity;*
- e. *Development Controls (DC) – a set of interacting regulations concerning the physical utilization of a lot and likewise governing the planning/design of spaces and/or the use or occupancy of a building/structure to be introduced (or already existing) on a lot;*
- f. *Floor Area Ratio (FLAR) – the maximum allowable floor area to be constructed on a given lot, and is expressed as a ratio of the total floor area of the building to the area of the lot;*
- g. *Institutional Zone – an area or district primarily used for public, government-related, religious, cultural, educational, medical, and other civic and public support services;*
- h. *Tourism Zone – an area or district primarily used for visits to places of public interest, especially those for recreation and education, because of its historic and cultural value;*

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- i. *Heritage Zone – the historical, anthropological, archaeological, or artistic geographical settings that are culturally significant to the Country, as declared by the National Museum, and/or the National Historical Institute/Commission;*
- j. *Historical Shrines – historical sites or structures hallowed and revered for their history or association as declared by the National Historical Institute;*
- k. *View Corridor/Visual Corridor – the visually unobstructed width, depth and height of all available sight lines running through and along Road Rights-Of-Way (RRROW), easements and similar Rights-Of-Way (ROW), open spaces within lots (including yards and courts) or through and along designated public spaces including recreational areas. View corridor may also refer to specific ranges of sight lines from a building or structure to a specific natural or man-built object and/or development considered of beauty or value to society; and*
- l. *Medical Facilities – any building or part thereof used for the diagnosis, treatment, or care of human health, including hospitals, clinics, medical laboratories, and related facilities.*

SECTION 6. DESIGN AND URBAN RENEWAL GUIDELINES. – *The following shall henceforth govern the design, construction, maintenance, and rebuilding of all structures and landscaping within the area defined by Section 3 herein, in order to bring about the unified symbolism and character aspired for by the Quezon City Government, as manifested too in its land use plans and related ordinances:*

a. **THE CENTRAL CORE (QUEZON MEMORIAL CIRCLE)**

- (1) *Building Height Limit – no structure shall be permitted to rise higher than the reference building, that shall diminish or compete with the visual prominence of the said reference building. Maximum building height for new buildings shall be 3.0 meters (approximately 1 storey) above the highest grade, and shall maintain visual correlation and subservience to the Pylon as the main point of reference. This area covers the confines of the 27-hectare Quezon Memorial Circle.*

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- (2) *FLAR Designations – buildings to be constructed inside the parks and open recreational space that make up the QMC shall observe FLAR Designations of 0.50 up to 1.00.*
- (3) *Master Plan – no new developments, whether initiated by local, national, or international entities, shall be introduced within the confines of the Quezon Memorial Circle, as defined by its current physical borders without prior written approval of the Quezon City Government, which manages and administers the QMC, and pursuant to Quezon City Ordinance No. SP-2939, S-2020. In the absence of such new initiatives, all design and construction shall continue to be governed by the Master Redevelopment Plan for the QMC, completed in 2022, which has also been approved by the National Historical Commission of the Philippines, or duly approved successor plans of the latter.*
- (4) *Scale – the monumental scale of the Quezon Memorial Shrine shall be respected and shall dominate other structures which may be built at a more human scale. Monolithic buildings and structures that are out of scale, or whose proportions compete in relation to the historical shrine and its immediate vicinity shall be prohibited. The immediate vicinity shall be defined by all space enclosed by its circumferential sidewalk, where it adjoins the next component subzone defined in the subsequent clauses and later to be determined by metes and bounds in the Implementing Rules and Regulations (IRR).*
- (5) *Outdoor Signage – the design and placement of outdoor signage within and around the monument, whether permanent or temporary, shall be regulated and kept consistent with the style guidelines contained herein. No commercial or advertising billboard which will desecrate or detract from the historical shrine shall be permitted to be installed on nearby buildings and structures.*

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b. THE BUFFER AREA

- (1) *Building Height Limits and Visual Hierarchy – based on the 1-kilometer elliptical radius measured from the property boundaries of QMC with the exception of the Quezon Monument, the main high-rise edifice of Quezon City Hall, the regions of overlap between the buffer area and the view corridors, the region of overlap between the declared Quezon City Central Business District and this institutional buffer area, and residential zones with height limits and FLARS already below the maximum height limits to be specified in this Ordinance, all buildings in this zone shall have a progressive height limit starting at no more than 12 meters above grade (approximately 4 storeys) within the first 200 meters measured from the edge of the Central Core, 24 meters above grade (approximately 8 storeys) for the next two hundred meters outwards, 36 meters above grade (approximately 12 storeys) for the next two hundred meters outwards, 45 meters (approximately 15 storeys) for the next 200 meters outwards, 54 meters (approximately 18 storeys) for the next 200 meters outwards, and so on until a maximum limit of 60 meters (approximately 20 storeys), at the edge of the aforementioned buffer area (Please see Annex “A”). Provided however, that all residential zones (R1, R2, R3) and structures already below the lowest height limits per segment prescribed in this provision shall be governed by the pre-existing restrictions of their designated zone, as well as their subdivision’s deed of restrictions, if any. Provided further, that should the designated land use of any residential property be converted to a denser, more intense, or non-residential use, then it shall be governed by the height limits and design guidelines contained herein, vis-à-vis the QMC Pylon that shall at all times remain dominant in height vis-à-vis the Quezon City Hall Main Building and other edifices within the Institutional District.*

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- (2) *Setbacks and Frontages* – all buildings immediately adjacent to the QMC shall, in their redevelopment, provide a vegetated/green front setback of at least 10 meters at the front and at least 3 meters at the sides and rear, in which they may plant within their property a row of the same indigenous or endemic tree species that shall mature at no lower than 25 meters height. Provided, that if their frontage and other setbacks are already built-up, property owners immediately abutting the Elliptical Road shall effect a gradual green space reclamation where possible, and upon their next scheduled major repair and renovation.

All other buildings whose lots are not immediately adjacent to the Elliptical Road but which lie along the view corridors shall provide at least 3 meters of vegetated/green setback, and shall be encouraged by the appropriate departments of the Quezon City Government to construct green roofs and have provision for vertical green walls, in accordance with the Quezon City Ordinance No. SP-1917, S-2009, otherwise known as the Green Building Ordinance of 2009.

- (3) *Parking Requirements* – new buildings to be constructed within the Buffer Area shall conform to Table VII.4 Minimum Required Off-Street (Off-RRROW) cum On-Site Parking Slot, Parking Area and Loading/Unloading Space Requirements by Allowed Use or Occupancy in Presidential Decree No. 1096, otherwise known as the National Building Code of the Philippines.

Accessible parking slots for Persons with Disability (PWDs) shall be provided based on the provisions of Batasan Pambansa Bilang 344, entitled “An Act to Enhance the Mobility of Disabled Persons by Requiring Certain Buildings, Institutions, Establishments, and Public Utilities to Install Facilities and Other Devices.”

c. PRIMARY VIEW CORRIDORS

- (1) *Primary View Corridors* – no structure shall be constructed to cross, block, or distort the sightlines of the main visual corridors of the Quezon Memorial Shrine, which shall consist of that ensemble of land, improvements thereon, and airspace earlier. This is also defined in Section 3.c hereof.

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As for the areas beginning at the corners where Quezon Avenue and Commonwealth Avenue adjoin the Elliptical Road, specifically covered by the first 200-meter segment of the Buffer Area measured outward from the property boundary of QMC, they shall simultaneously be governed by the regulations for the primary visual corridors, and the provisions set forth in this Ordinance for its overlap with the Buffer Area.

- (2) *Form and Style Harmony of Buildings – the design of new buildings and structures shall take into consideration the existing character of the area in which they are to be constructed so as to strengthen the design cohesiveness of the view corridors, and shall endeavor to blend with the Art Deco or Neoclassical style of the Central Core and Buffer Area.*
- (3) *Building Height Limit Where the Major View Corridor Overlaps with the Buffer Area – allowable heights of buildings and structures to be constructed within 1 kilometer outwards following the major axes of Quezon Avenue and Commonwealth Avenue, shall be from 3 meters (approximately 1 storey) to a maximum of 24 meters (approximately 8 storeys) in height, regardless of their radial distance counted outwards from the center of the QMC, in order to preserve the sightlines of the Pylon when viewed from afar.*
- (4) *FLAR Designations Inside and Outside of Overlapping Component Subzones – buildings simultaneously located within the Primary View Corridors and the Buffer Area shall conform to the aforementioned height limit regardless of prior and existing FLAR designations. Buildings located within the Mandatory Spatial Coverage shall conform to a FLAR not higher than 3.*

d. **SECONDARY VIEW CORRIDORS AND RESIDUAL SPACES**

- (1) *Secondary View Corridors – no structure shall be constructed to cross, block, or distort the sightlines of the minor visual corridors of the Quezon Memorial Shrine, which shall consist of that ensemble of land, improvements thereon, and airspace as earlier defined in Section 3.d hereof.*

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Building Height Limit Where the Minor View Corridors Overlap with the Buffer Area – allowable heights of buildings and structures to be constructed within 1 kilometer outwards following the minor axes of Kalayaan Avenue, Visayas Avenue, North Avenue and Maharlika Street, shall be from 3 meters (approximately 1 storey) to a maximum of 24 meters (approximately 8 storeys) in height, regardless of their radial distance counted outwards from the center of the QMC, in order to preserve the sightlines of the Pylon when viewed from afar.

- (2) *FLAR Designations Inside and Outside of Overlapping Component Subzones – buildings simultaneously located within the secondary view corridors and the Buffer Area shall conform to the aforementioned height limit regardless of prior and existing FLAR designations. Buildings located within the Mandatory Spatial Coverage shall conform to a FLAR not higher than 3.*
- (3) *Idle lands and natural or built-up spaces not explicitly stated abovementioned but lying within any of the component subzones shall be kept free of litter, planted to indigenous or endemic species, fenced properly as needed, and shall be developed and designed according to the provisions of this Ordinance.*

e. **EXTENDED PRIMARY AND SECONDARY VIEW CORRIDORS**

- (1) *Voluntary Corridor Extensions – all property owners whose structures are existing or to be built in locations beyond the mandatory coverage areas of the Primary and Secondary View Corridors as well as the Buffer Area, shall be enjoined to retrofit existing structures or build new ones that blend harmoniously with the architectural period style and color palette of the INSTITUTIONAL district, incorporating green building elements in such efforts, and may be provided incentives by the Quezon City Government therefor.*
- (2) *Mandated Minimum Greenery – buildings constructed along the Extended Primary and Secondary View Corridors shall provide, to the greatest practicable degree, vegetated frontages, where plants or trees shall make up no less than 30% of their frontage area, preferably integrated into a design and color scheme that is consistent with that of the institutional district, and which may also include Green Building features.*

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SECTION 7. LAND USE AND DESIGN CONTROLS FOR ALL COMPONENT SUBZONES. – The following shall govern planning, urban design, and actual usage and maintenance of all parts of the Institutional District, the QMIHD:

- a. *Building Character and Architectural Style* – to complement the serene character of the historical shrine and the replica Quezon Heritage House inside the QMC, Art Deco and Neoclassical shall be the recommended styles for new buildings, without prejudice to the potential to also include sustainability features pursuant to the Green Building Ordinance of 2009. Public buildings, including subway station entrances and passageways in the INSTITUTIONAL DISTRICT shall be designed or retrofitted to adhere substantially to any of the following historical period designs: Neoclassical, 1920-1930 Art Deco (following Philippine variations), and American tropical colonial civic building styles. Moreover, such structures shall endeavor to blend with adjacent building heights and styles that are already in conformity with the past period architecture.

New private buildings in the institutional district shall be required to substantially adhere to the Art Deco or Neoclassical style at least for their façades, subject to procedures for approval contained hereunder. The owners of pre-existing private buildings may be provided incentives for conforming to, and maintaining any of the abovementioned architectural styles.

- b. *Subsequent Determination by Metes and Bounds* – the Quezon City Government shall, in the promulgation of the IRR, provide a mechanism for technical measurement of all the component subzones of this INSTITUTIONAL DISTRICT (the Central Core, the Buffer Area, the Major View Corridors, the Minor Corridors and residual spaces) in metes and bounds that shall serve as the confirmatory determination of the areas already defined in Section 3 hereof, and respecting as much as possible prior boundary definitions already established beforehand by law or ordinance. To this end, the Quezon City government shall direct the appropriate department to initiate a technical survey and provide reasonable deadlines for the completion thereof. The results of such a survey shall, upon verification, be adopted by the Sangguniang Panlungsod as a reinforcing measure for the purposes of this Ordinance.

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- c. *Color Palette – the buildings and structures immediately fronting the QMC shall be painted in neutral colors such as tan, beige, gray, cream, light shades of brown or yellow, or clad in equivalent shades of brick, marble, glass, and other surfacing material. Their fenestration and curtains shall likewise be neutral or unobtrusive, and preferably uniform within the bounds of the QMC and adjacent institutional zone. Buildings and structures along the view corridors in the major and minor axes shall be enjoined by the Building Official to use the same color scheme, at least for their frontages. Provided, that flashy buildings with façades made of reflective glass and metallic walls shall be prohibited, and that it shall also be forbidden for any public or private building within the INSTITUTIONAL DISTRICT to be painted in red, orange, neon colors, and other shades that shall detract from the solemnity of the historical shrine and distract the motorists’ or pedestrians’ eyes.*

Residential buildings in the vicinity may opt for contemporary designs, provided, that they shall use muted colors for their facades, and may not distract from the totality of harmonious urban design.

- d. *Vegetation and Planting Strategy – trees along the circumference of the QMC and other properties fronting the Elliptical Road and the primary and secondary view corridors shall be planted to indigenous or endemic species, in neat rows with adequate spacing, to allow for growth of trees. Public and private property owners shall refrain from planting trees that bear edible fruit along the boundaries of their lots, as well as refrain from planting strangler figs/banyans (Ficus genus).*
- e. *Underground Depth Limits – there shall be no limit on underground basement building within the INSTITUTIONAL DISTRICT; provided, however, such excavation shall comply with Building Code standards and other laws for adequate drainage, sewerage, and structural safety requirements, and shall neither endanger the foundations of adjacent structures nor intrude on the right-of-way of underground transmission lines and other conduits, nor interfere with subway lines.*

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- f. *Accommodation of Green Transportation – present and future infrastructure for circulation within the INSTITUTIONAL DISTRICT, and especially within the QMC shall support environment-friendly means of transportation such as bicycling and walking, by integrating bicycle routes and sidewalks connected to public utility vehicle terminals, as well as all-weather benches, waiting sheds, and bicycle parking racks consistent with Quezon City Ordinance No. SP-2988, S-2020, which promotes safe cycling and active transport, which shall in turn be integrated with electric vehicles and other forms of sustainable, motorized public transit.*
- g. *Other Infrastructure and Street Furniture – the Quezon City Government, in coordination with the appropriate agencies and private sector or civil society partners, shall modify, redesign, and relocate as needed all non-edifice infrastructures and street furniture, such as, but not limited to, streetlights, traffic signs, public utility vehicle stops, markers, street arts and sculptures, pedestrian covered walkways, and other installations to conform to a unified design with neutral/muted colors consistent with the historical character of the INSTITUTIONAL DISTRICT as contemplated in this Ordinance. All new and proposed street furniture and art and commemorative markers, as well as advertising signages, shall conform to the unified design, as determined by the Department of the Building Official in coordination with the City Architect Department and the Quezon City Tourism Department or any alternately assigned design regulation office of the Quezon City Government.*
- h. *Prohibition Against Pedestrian Overpasses, Footbridges, and Other Like Structures in Favor of Circumferential and Radial Underground Tunnels – in order to preserve the greenery and historical institutional character of the INSTITUTIONAL DISTRICT, it shall be forbidden to construct any form of pedestrian overpass or raised footbridge in the immediate vicinity of the QMC and across the Elliptical Road, unless subject to special exemption and strict design regulations specified by the Quezon City Government. Instead, the Quezon City Government shall prefer, encourage, and cause to be built radial tunnels underground in lieu of above-ground walkways, as well as a circumferential underground tunnel to connect all buildings on properties immediately fronting the QMC that shall be regularly accessible, well-lit, and safe for public use, day or night.*

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- m. *Requirement for Underground Cabling – in the immediate vicinity of the QMC, including the Elliptical Road and the first concentric of the Buffer Area, all new buildings shall adopt underground cabling, and if property owners cannot immediately afford conversion to underground power cables, they shall craft, adopt, and implement a plan for gradual transition to such disposition of electricity, telephone, internet, and other conduits, to be effected within a decade from promulgation of this ordinance. To this end, the Quezon City government either on its own or in partnership with national government agencies, shall provide ways and means to assist private owners, subsidize their efforts, or otherwise effect legal ways and means to make practicable the conversion to underground cabling following developed country standards.*

SECTION 8. NON-CONFORMING USES AND STRUCTURAL TRANSITIONS. – *The following shall govern the accommodation of current non-conforming land uses and establish a reasonable mechanism for gradual compliance by property owners and new developers:*

- a. *All current non-institutional and non-conforming uses shall be allowed to continue their activities within the INSTITUTIONAL DISTRICT until such time that their buildings are demolished, undergo substantial exterior renovation, or their lands and improvements thereon are otherwise transferred to public or private successors-in interest. Provided, however, that they may undertake only necessary repairs and maintenance, and may not expand, heighten, or extend such buildings, until such time that the property owner can effect a redesign to conform to this Ordinance. The property owners of such buildings shall be informed in writing in a timely manner by the Department of the Building Official of the non-conformity of their property and the new regulations governing the latter.*
- b. *All new buildings and other types of new structures falling within the Institutional District shall be required to conform to the existing zoning guidelines and design parameters that shall come into effect under this Ordinance. Neither building permit nor occupancy permit shall be issued to non-conforming designs or actual structures that have been built without the explicit written consent of the appropriate building regulation offices of the Quezon City Government.*

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- c. *Predominantly residential zones already located within the institutional district shall be allowed restricted and physically contiguous commercial land uses only for provision of essential neighborhood goods and services, and subject to other city ordinances regulating such activities. The permissible business activities as defined and allowed in the existing zoning guidelines will continue to be in effect.*
- d. *Industrial land uses shall be forbidden, as well as other highly pollutive, hazardous, or traffic-generating activities.*
- e. *The City Government shall, within 1 year from the passage of this Ordinance, constitute a committee with representatives from the appropriate departments, such as, but not limited to, the City Planning and Development Department, the City Architect Department, the City Treasurer's Office, the Office of the City Assessor, and the Quezon City Tourism Department, to determine a schedule of incentives or fee discounts for property owners who voluntarily comply with the provisions of this Ordinance, or who substantially assist its purposes, through any of the following:*
 - (1) *Redesign, renovation, and retrofitting of structures to substantially conform to the design and character of the Institutional District, within or beyond the mandatory coverage areas;*
 - (2) *Sale, donation, exchange, or other form of permanent conveyance of properties within the Buffer Area or View Corridors;*
 - (3) *Sale, donation, exchange, or other form of permanent conveyance of properties outside of, or partly included in the Buffer Area or View Corridors, but contiguous thereto and extending the effective design and institutional character within the borders of Quezon City.*

The aforementioned schedule of incentives shall thereafter be adopted by the Sangguniang Panlungsod.

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- f. *Provided, however, that in case the aforementioned property owners shall be found upon subsequent inspection to have altered, violated, or failed to maintain such property according to the guidelines herein, they shall no longer be able to avail of such incentives or discounts, which shall be automatically revoked by authority of the Quezon City Government. Provided further, that the appropriate building regulatory office of the Quezon City Government shall from time to time, inspect such properties, and shall determine their continuing compliance, especially after the same have been sold to new owners.*

SECTION 9. EXCEPTION TO HEIGHT RESTRICTIONS. – *Notwithstanding any other provisions of law, medical facilities are hereby granted an Exception to the established height restrictions, subject to the following conditions:*

- a. *Necessity: The Exception is granted only when it is demonstrated that additional height is necessary to accommodate essential medical equipment, specialized treatment areas, or other critical healthcare infrastructure.*
- b. *Review and Approval: All applications for height exceptions must undergo a review process by the Zoning Review Committee and receive approval from the Quezon City Council. The application must include detailed plans, justifications for the additional height, and an impact assessment on the surrounding area.*
- c. *Compliance with Other Regulations: Medical facilities must comply with all other applicable building codes, safety regulations, and environmental standards, regardless of the height exception granted.*
- d. *Maximum Height: The Exception shall not exceed an additional 20% of the existing height restriction unless a greater height is specifically justified and approved by the Quezon City Council.*

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SECTION 10. OTHER SAFEGUARDS AND AMENDATORY OR PUNITIVE PROVISIONS. –

- a. *Options and Endorsement of Design Compliance – within 3 months from promulgation of this Ordinance, the City Architect Department shall produce for free public access a physical and virtual menu of design sketches that shall form the initial models for emulation by potential and new property developers. The approval of any proposed design shall form part of the permit-granting procedure of the Department of the Building Official at no additional cost to the applicant, and shall be endorsed by a representative from the City Architect Department or delegated to an equivalent trained design professional, for action within 10 days from written receipt thereof.*
- b. *Annotation of Titles – all non-residential lots falling within the INSTITUTIONAL DISTRICT shall, upon transfer of ownership, have their titles annotated by the Registry of Deeds of Quezon City (QC-ROD) to note that they fall within a special institutional tourism and heritage zone, are subject to design regulations prior to construction, and are required to respect the view corridors' sight lines. To this end, the Quezon City Government shall enter into a Memorandum of Agreement with the Land Registration Authority in order to effect the stamping of annotations by the QC-ROD for the more stringent zoning and design guidelines imposed on such properties.*
- c. *Fine for Exceeding Height – upon the determination of the appropriate department of the Quezon City Government, property owners who shall willfully construct new structures higher than the maximum height limits in their particular area of the Institutional District may be penalized with a fine of Php5,000.00 per day for every floor in excess of the maximum height limit, in addition to already existing rules for violation of permit requirements. They shall be required to dismantle such floors at their own expense unless they have obtained a formal exemption for their buildings.*
- d. *Other Penalties – any person or entity that violates this Ordinance or causes a third party to violate this Ordinance shall, moreover, be subject to the appropriate civil and/or criminal proceedings under the jurisdiction of the Quezon City Government or the appropriate courts in Quezon City.*

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- e. *Prohibition Against Insider Violation – in cases of properties that have been conveyed via sale, donation, exchange, or other legitimate means to the Quezon City Government for purposes of contributing to eventual unification of design and built character of the Institutional District, no official of Quezon City may utilize or alienate such properties for purposes contrary to the planned design and heritage conservation intent of this ordinance, unless subject to public consultation and due process, as provided by law and policy.*

- f. *Non-Diminution Clause – no provision of this Ordinance shall be construed to diminish in any way the boundaries or extent of the view corridors and buffer of the declared institutional, tourism, or heritage conservation areas in this zone; nor shall any provision of this Ordinance be construed as allowing more intense and dense usage within the district, if existing usages are already below maximum limits. In cases when more than half of a lot is deemed to straddle or fall partly within the institutional district, the regulations of the latter shall prevail; provided, that for potentially non-conforming construction already in the pipeline, owners shall be required to modify their height limits and exterior designs within the bounds of reasonable cost considerations and amicable negotiation with the Quezon City Government.*

SECTION 11. INFORMATION DISSEMINATION AND AFFIRMATIVE ACTION TO ENCOURAGE DESIGN RETROFITTING BY PROPERTY OWNERS. – *Within 1 year from the promulgation of this Ordinance, the Quezon City Government shall inform in writing all property owners at their last registered address with Quezon City Government, within the declared Institutional District, of the effectivity of this Ordinance, and shall enjoin them as co-creators not only to comply with, but also to proactively support the implementation of the same. Furthermore, the following key stakeholders shall be prioritized for an information dissemination and co-optation campaign by the Quezon City Government: heritage conservation associations, universities with architecture, landscape architecture, tourism and planning degrees, other design professionals, and property developers.*

The Quezon City Government may, in addition, convene regular public design forums, contests, and other events to incentivize the community compliance and participation in achieving the overall desired design and historic character of the Institutional District.

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SECTION 12. IMPLEMENTING OFFICES. – The Department of the Building Official (DBO), the City Planning and Development Department (CPDD) and the City Engineering Department (QCED) shall serve as the primary implementing offices of the Quezon Memorial Institutional Heritage District (QMIHD).

The Quezon City Tourism Department shall oversee matters relating to heritage, cultural guidance and related advisory functions and shall serve in a consultative and advisory capacity.

SECTION 13. APPROPRIATIONS CLAUSE. – The Quezon City Government shall allocate an initial budget for immediate retrofitting and facelift of public structures within the Institutional District, such as, but not limited to, the buildings of the Quezon City Hall Compound, public signages, and landscaping, subject to budgetary planning and annual funding availability.

SECTION 14. SUPPLEMENTARY EFFECT OF OTHER LAWS, DECREES, AND RESTRICTIONS. – The standards set forth in this Ordinance are intended to provide general direction and guidance. These guidelines shall be considered along with all applicable laws, ordinances, policies and guidelines. The provisions of this Ordinance shall not, in any way or any manner, relieve any project proponent from obtaining all approvals and permits required by the Quezon City Government and other relevant government agencies, except as otherwise expressly provided herein.

All conditions contained herein shall be binding upon the property owner or project proponent, as the case may be, as well as its successors, tenants, and assigns. The conditions may be modified or amended pursuant to a formal amendment of the Comprehensive Land Use Plan. Any failure to comply with the Comprehensive Land Use Plan and its corresponding Zoning Ordinance or any condition of approval herein shall be deemed a violation of the Ordinance.

SECTION 15. SEPARABILITY CLAUSE. – If any part or section of this Ordinance is declared unconstitutional or invalid, other parts or sections not affected thereby shall remain valid and in full force and effect.

SECTION 16. REPEALING CLAUSE. – All ordinances, executive orders, issuances, rules and regulations inconsistent with the provisions of this Ordinance are hereby repealed, rescinded and amended accordingly. Provided, that the rights vested before the effectivity of this Ordinance shall not be impaired.

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Furthermore, specific to the objective of attaining the desired land use and design character of the Institutional District, the pertinent provisions of Quezon City Ordinance No. SP-2502, S-2016, also known as the Comprehensive Zoning Ordinance of 2016, are hereby modified and amended to respect and comply with the provisions of this Ordinance.

SECTION 17. EFFECTIVITY CLAUSE. – This Ordinance shall take effect immediately upon its approval by the City Mayor and shall be posted in the Quezon City Government website and social media pages for public dissemination.

ENACTED: August 5, 2024.



GIAN G. SOTTO
City Vice Mayor
Presiding Officer

ATTESTED:


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

APPROVED: FEB 18 2025



MA. JOSEFINA G. BELMONTE
City Mayor

CERTIFICATION

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on August 5, 2024 and was PASSED on Third/Final Reading on August 12, 2024.


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