



Republic of the Philippines  
**QUEZON CITY COUNCIL**

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

PR22CC-1423

114<sup>th</sup> Regular Session

RESOLUTION NO. SP- **10148** , S-2025

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION INCLUDING EXEMPTION FROM PARKING, LAND USE, SETBACK, AND OPEN SPACE REQUIREMENTS TO BASPENMAN REALTY CORP., AS REPRESENTED BY ERWIN NOTAVIO OLAVERE, FOR THE PROPOSED SIX (6)-STOREY COMMERCIAL BUILDING WITH WAREHOUSE, THREE (3)-RESIDENTIAL UNITS AND BASEMENT LOCATED AT LOT 2, BLOCK 2, 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 Tany Joe "TJ" L. Calalay, Dorothy A. Delarmente, M.D., Nikki V. Crisolago, Charm M. Ferrer, Fernando Miguel "Mikey" F. Belmonte, Candy A. Medina, Aly Medalla, Dave C. Valmocina, Tatay Rannie Z. Ludovica Kate Galang-Coseteng, Albert Alvin "Chuckie" L. Antonio III, Wencerom Benedict C. Lagumbay, Edgar "Egay" G. Yap, Imee A. Rillo, Raquel S. Malañgen, Nanette Castelo-Daza, Marra C. Suntay, Joseph Joe Visaya, 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, Jose Maria M. Rodriguez and Jhon Angelli "Sami" C. Neri

---

WHEREAS, Baspenman Realty Corp., as represented by Erwin Notavio Olavere, is applying for a Certificate of Exception including Exemption from Parking, Land Use, Setback, and Open Space Requirements for the Proposed Six (6)-Storey Commercial Building with Warehouse, Three (3)-Residential Units and Basement located at Lot 2, Block 2, Esteban Abada Street, Barangay Loyola Heights, District III, Quezon City;

9

WHEREAS, pursuant to Section 55(2), Article VIII of Quezon City 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 and undertakes to fully comply with the provisions of the Quezon City Green Building Code;

WHEREAS, the applicant shall integrate into the project design a comprehensive pedestrian infrastructure, thereby ensuring safe, accessible, and convenient pedestrian movement;

WHEREAS, the applicant shall allocate sufficient space to accommodate a paid parking facility to meet the projected parking needs of the development;

WHEREAS, the applicant shall provide and maintain sufficient designated bicycle parking spaces in accordance with the aforementioned Code;

WHEREAS, non-compliance with any of the foregoing provisions shall be grounds for immediate revocation of the Certificate of Exception;

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.

9



114<sup>th</sup> Regular Session

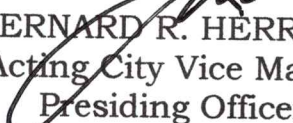
Res. No. SP- 10148, S-2025  
Page -3- PR22CC-1423

---


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 including Exemption from Parking, Land Use, Setback, and Open Space Requirements to Baspenman Realty Corp., as represented by Erwin Notavio Olavere, for the Proposed Six (6)-Storey Commercial Building with Warehouse, Three (3)-Residential Units and Basement located at Lot 2, Block 2, 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: June 23, 2025.


  
BERNARD R. HERRERA  
Acting 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 June 23, 2025 and was CONFIRMED under Suspended Rules on the same date.

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



