



Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City
21st City Council

PR21CC-903

74th Regular Session

RESOLUTION NO. SP- **8661**, S-2021

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO DMCI PROJECT DEVELOPERS, INC. FOR THE CONSTRUCTION OF LISSEO RESIDENCES: A PROPOSED FIFTY (50)-STOREY COMMERCIAL/RESIDENTIAL BUILDING WITH SEVEN (7)-LEVEL BASEMENT PARKING, MULTI-LEVEL PARKING, AMENITIES, PENTHOUSE AND ROOF DECK TO BE LOCATED AT LOTS 17-A, 7-A AND B, BLOCK S-154, EDSA, BARANGAY SOUTH TRIANGLE, DISTRICT IV, QUEZON CITY, ALLOWING DEVIATION FROM THE RESTRICTIONS PROVIDED UNDER ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE OF 2016.

Introduced by Councilor IVY L. LAGMAN.

Co-Introduced by Councilors Bernard R. Herrera, Lena Marie P.

Juico, Dorothy A. Delarmente, M.D., Tany Joe "TJ" L. Calalay, Nicole Ella V. Crisologo, Atty. Bong Liban, Eden Delilah "Candy" A. Medina, Ramon P. Medalla, Mikey F. Belmonte, Estrella C. Valmocina, Kate Galang-Coseteng, Matias John T. Defensor, Wencerom Benedict C. Lagumbay, Jorge L. Banal, Sr., Peachy V. De Leon, Imee A. Rillo, Marra C. Suntay, Irene R. Belmonte, Resty B. Malañgen, Hero M. Bautista, Jose A. Visaya, Karl Castelo, Patrick Michael Vargas, Shaira L. Liban, Ram V. Medalla, Allan Butch T. Francisco, Marivic Co Pilar, Melencio "Bobby" T. Castelo, Jr., Rogelio "Roger" P. Juan, Diorella Maria G. Sotto-Antonio, Donato "Donny" C. Matias, Eric Z. Medina and Noe Dela Fuente.

WHEREAS, DMCI Project Developers Inc., represented by Mr. Dennis O. Yap, is applying for the issuance of a Certificate of Exception for the construction of Lisseo Residences: A proposed Fifty (50)-Storey Commercial/Residential Building with Seven (7)-Level Basement Parking, Multi-Level Parking, Amenities, Penthouse and Roof Deck to be Located at Lots 17-A, 7-A and B, Block S-154, EDSA, Barangay South Triangle, District IV, Quezon City;

WHEREAS, pursuant to Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016, an exception is required for the aforementioned project only upon authorization by the Quezon City Council;

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WHEREAS, the proposed Commercial/Residential building of DMCI Project Developers, Inc. has to comply with the Floor Area Ratio (FAR) as required under the Comprehensive Zoning Ordinance of 2016;

WHEREAS, the Certificate of Exception shall be subject to the following conditions, to wit: (a) the exception will not adversely affect public health, safety, and welfare, and is in keeping with the general pattern of development in the community; (b) the proposed project shall support economic-based activities and provide livelihood, vital community services and facilities and at the same time, pose no adverse effect on the zone or community; (c) the exception will not adversely affect the appropriate use of the adjoining property in the same district; and (d) the exception will not alter the essential character and general purpose of the district where the exception sought is located;

WHEREAS, the applicant has complied with all the documentary and mandatory requirements as provided under existing and applicable laws, rules, ordinances and issuances.

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 DMCI Project Developers, Inc. for the construction of Lisseo Residences: A proposed Fifty (50)-Storey Commercial/Residential Building with Seven (7) Level Basement Parking, Multi-Level Parking, Amenities, Penthouse and Roof Deck to be Located at Lots 17-A, 7-A and B Block S-154, EDSA, Barangay South Triangle, District IV, Quezon City, allowing deviation from the restrictions provided under Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016.

ADOPTED: July 27, 2021.


GIAN G. SOTTO
City Vice Mayor
Presiding Officer

ATTESTED:


Atty. JOHN THOMAS S. ALFEROS III
City Government Dept. Head III

CERTIFICATION

This is to certify that this Resolution was APPROVED by the City Council on Second Reading on July 27, 2021 and was CONFIRMED on August 2, 2021.


Atty. JOHN THOMAS S. ALFEROS III
City Government Dept. Head III