



Republic of the Philippines  
**QUEZON CITY COUNCIL**

Quezon City  
21<sup>st</sup> City Council

PR21CC-1115

79<sup>th</sup> Regular Session

RESOLUTION NO. SP- **8700**, S-2021

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION/VARIANCE TO HRDP MANGGAHAN CORPORATION (AS TO FAR, USE AND PARKING) FOR THE CONSTRUCTION AND OPERATION OF A FORTY-NINE (49)-STOREY COMMERCIAL/RESIDENTIAL BUILDING WITH SIX (6) LEVEL PARKING, TWO (2) LEVEL AMENITY AREA, [ONE (1) MEZZANINE/ADMIN LEVEL AND ONE (1) AMENITY LEVEL], ONE (1) ROOF DECK AND ONE (1) BASEMENT, LOCATED AT LOTS 4-A AND 49-C-2-A-12-C-2-D-7-J, NO. 10 MANGGAHAN STREET, BARANGAY BAGUMBAYAN, 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.

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Introduced by Councilor VICTOR V. FERRER, JR.

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WHEREAS, HRDP Manggahan Corporation is applying for a Certificate of Exception/Variance (as to far, use and parking) for the construction and operation of a forty-nine (49)-storey commercial/residential building with six (6) level parking, two (2) level amenity area [one (1) mezzanine/admin level and one (1) amenity level], one (1) roof deck and one (1) basement, located at Lots 4-A and 49-C-2-A-12-C-2-D-7-J, No. 10 Manggahan Street, Barangay Bagumbayan, District III, Quezon City;

WHEREAS, the location of the proposed project is classified as Medium Intensity Industrial Zone (I-2) where said project is permissible. However, the applicant failed to comply with certain provisions of the Zoning Ordinance which requires the application before the City Council for an authority for the issuance of a Certificate of Exception/Variance to be exempt from zoning restriction;

WHEREAS, in accordance with the provisions of Section 55, Article VIII, in relation to Sections 71 and 73, Article IX of Ordinance No. SP-2502, S-2016, an Exceptions and Variances or Deviations from the provisions of Zoning Ordinance may be allowed only upon authorization by 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 Sangguniang Barangay and the homeowners concerned have interposed no objection to the said project;

WHEREAS, the applicant has complied with the necessary requirements prescribed by law, ordinance and administrative 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/ Variance to HRDP Manggahan Corporation (as to far, use and parking) for the construction and operation of a forty-nine (49)-storey commercial/residential building with six (6) level parking, two (2) level amenity area [one (1) mezzanine/admin level and one (1) amenity level], one (1) roof deck and one (1) basement, located at Lots 4-A and 49-C-2-A-12-C-2-D-7-J, No. 10 Manggahan Street, Barangay Bagumbayan, 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.

ADOPTED: September 27, 2021.

  
ERIC Z. MEDINA  
Minority Floor Leader  
Acting 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 September 27, 2021 and was CONFIRMED under Suspended Rules on the same date.

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

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