



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

PR21CC-1167

85th Regular Session

RESOLUTION NO. SP- 8806, S-2021

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO VISTA RESIDENCES, INC. (AS TO FLOOR AREA RATIO, USE AND PARKING) FOR THE CONSTRUCTION AND OPERATION OF AN ADDITIONAL TWENTY-SEVEN (27)-STOREY CONDOMINIUM BUILDING WITH ROOF DECK (ENCORE TOWER-2) TO THE EXISTING FOUR (4)-STOREY COMMERCIAL BUILDING WITH FOUR (4) BASEMENT PARKING LEVEL, LOWER GROUND FLOOR AND A 3RD FLOOR MEZZANINE LOCATED AT LOTS 4 AND 5, BLOCK S-4, NO. 32 EUGENIO LOPEZ SR. DRIVE, 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 VICTOR V. FERRER, JR.

WHEREAS, Vista Residences, Inc. is applying for the issuance of a Certificate of Exception (as to Floor Area Ratio, Use and Parking) for the construction and operation of an additional Twenty-Seven (27)-Storey Condominium Building with Roof Deck (Encore Tower-2) to the existing Four (4)-Storey Commercial Building with Four (4) Basement Parking Level, Lower Ground Floor and a 3rd Floor Mezzanine located at Lots 4 and 5, Block S-4, No. 32 Eugenio Lopez Sr. Drive, Barangay South Triangle, District IV, Quezon City;

WHEREAS, the location of the proposed project is permissible in the said location which is classified as Major Commercial Zone (C-2), but the applicant failed to comply with certain provisions of the Quezon City Zoning Ordinance (QCZO) which necessitates the issuance of a Certificate of Exception to be exempt from zoning restrictions particularly the Floor Area Ratio, Use and Parking;

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 Exception 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 all 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 to Vista Residences, Inc. (as to Floor Area Ratio, Use and Parking) for the construction and operation of an additional Twenty-Seven (27)-Storey Condominium Building with Roof Deck (Encore Tower-2) to the existing Four (4)-Storey Commercial Building with Four (4) Basement Parking Level, Lower Ground Floor and a 3rd Floor Mezzanine located at Lots 4 and 5, Block S-4, No. 32 Eugenio Lopez Sr. Drive, 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: December 13, 2021.



GIAN G. SOTTO
City Vice Mayor
Presiding Officer

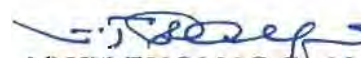
ATTESTED:



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 December 13, 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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