



Republic of the Philippines  
**QUEZON CITY COUNCIL**

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

PR21CC-1350

94<sup>th</sup> Regular Session

RESOLUTION NO. SP- **8935**, S-2022

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO SPI LAND DEVELOPMENT, INC. FOR THE CONSTRUCTION OF A PROPOSED TWO (2) RESIDENTIAL TOWERS AT SEVENTY-NINE (79)-STOREY EACH REACHING THREE HUNDRED (300) METERS AND VARIANCES PERTAINING TO FIREWALLS, SETBACKS, TERRACES AND BALCONY WITH PARKING, UTILITIES AND ROOF DECK TO BE LOCATED AT LOTS 3, 7 AND 8, BLOCK S-9, SGT. ESGUERRA STREET, 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.

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Introduced by Councilor IVY L. LAGMAN.

Co-Introduced by Councilors Dorothy A. Delarmente, M.D., Victor V. Ferrer, Jr., Franz S. Pumaren, Wencerom Benedict C. Lagumbay, Jorge L. Banal, Sr., Marra C. Suntay, Irene R. Belmonte, Resty B. Malañgen, Ivy L. Lagman, Hero M. Bautista, Diorella Maria G. Sotto-Antonio and Donato "Donny" C. Matias.

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WHEREAS, SPI Land Development, Inc. is applying for the issuance of a Certificate of Exception for the construction of a proposed Two (2) Residential Towers at Seventy-Nine (79)-Storey each reaching three hundred (300) meters and variances pertaining to Firewalls, Setbacks, Terraces and Balcony with Parking, Utilities and Roof Deck to be located at Lots 3, 7 and 8, Block S-9, Sgt. Esguerra Street, Barangay South Triangle, District IV, Quezon City, in accordance with the provisions of Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016;

WHEREAS, pursuant to the provisions of the aforesaid zoning ordinance, the construction of the proposed project may be allowed only upon authorization by the Quezon 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 Sangguniang Barangay concerned, as well as the homeowners or residents thereat, did not interpose any objection to the proposed project;

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WHEREAS, the applicant has submitted 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.


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 SPI Land Development, Inc. for the construction of a proposed Two (2) Residential Towers at Seventy-Nine (79)-Storey each reaching three hundred (300) meters and variances pertaining to Firewalls, Setbacks, Terraces and Balcony with Parking, Utilities and Roof Deck to be located at Lots 3, 7 and 8, Block S-9, Sgt. Esguerra Street, 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: March 21, 2022.


  
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 March 21, 2022 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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