



Republic of the Philippines
QUEZON CITY COUNCIL

Quezon City
23rd City Council

PR23CC-303

58th Regular Session

RESOLUTION NO. SP-**10669**, S-2026

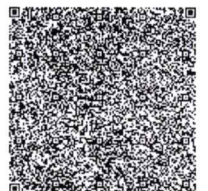
A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF VARIANCE TO TRIUMPH LAND CORPORATION, AS REPRESENTED BY ANTHONY A. MARIANO, FOR THE CONSTRUCTION AND OPERATION OF A PROPOSED TWENTY-NINE (29)-STOREY MIXED-USE BUILDING WITH BASEMENT, MEZZANINE, AND ROOF DECK TO BE LOCATED AT LOTS 2, 3, AND 15, BLOCK S-143, PANAY AVENUE, BARANGAY SOUTH TRIANGLE, DISTRICT IV, QUEZON CITY, ALLOWING DEVIATION FROM THE HEIGHT AND PARKING REQUIREMENTS PROVIDED UNDER QUEZON CITY ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE OF 2016

*Introduced by Councilors BERNARD R. HERRERA, KRISTINE ALEXIA MATIAS, RN and ATTY. VOLTAIRE GODOFREDO
"Bong" LIBAN III*

Co-Introduced by Councilors Tany Joe "TJ" L. Calalay, Dorothy A. Delarmente, M.D., Joseph P. Juico, Charm Ferrer, CPA, MPA, JD, Nicole "Nikki" V. Crisologo, Candy A. Medina, Aly Medalla, Dave C. Valmocina, Albert Alvin "Chuckie" L. Antonio III, Don S. De Leon, Luigi D. Pumaren, Atty. Vicente Belmonte Jr., Edgar "Egay" G. Yap, Nanette Castelo Daza, Imee Rillo, Raquel S. Malañgen, Joseph Joe Visaya, Alfred Vargas, MPA, Karl Edgar Castelo, Shaira "Shay" L. Liban, Maria Eleanor "Doc Ellie" R. Juan, O.D., Emmanuel Banjo A. Pilar, Victor "Vic" D. Bernardo, Vito Sotto Generoso, Erwin Rey "Cocoy" A. Medina, and Jose Maria "Mari" M. Rodriguez

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WHEREAS, Triumph Land Corporation, as represented by Anthony A. Mariano, is applying for a Certificate of Variance for the construction and operation of a Proposed Twenty-Nine (29)-Storey Mixed-Use Building with Basement, Mezzanine, and Roof Deck to be located at Lots 2, 3, and 15, Block S-143, Panay Avenue, Barangay South Triangle, District IV, Quezon City;

WHEREAS, one of the specific exemptions requested by Triumph Land Corporation is the height restriction pursuant to Rule VII, Table VII.G.1 of Presidential Decree No. 1096, the maximum allowable height for a Medium Commercial occupancy type of structure shall not exceed 45 meters or 15 storeys. The proposed development building exceeds the allowed height, subject to the approval of the City Council;

WHEREAS, in accordance with the provisions of Section 19, Article V; Section 33, Article VI; Section 55.1, Article VIII; and Section 73, Article IX of Quezon City Ordinance No. SP-2502, S-2016, a Certificate of Variance is required for the aforesaid project, which shall be issued only upon authorization by the City Council, through a resolution;

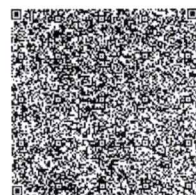
WHEREAS, the proposed project will not adversely affect public health, safety, and welfare, and is in keeping with the general pattern of development in the community;

WHEREAS, the applicant has complied with all the necessary requirements prescribed by law, ordinance, or administrative issuances;

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.

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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 Variance to Triumph Land Corporation, as represented by Anthony A. Mariano, for the construction and operation of a Proposed Twenty-Nine (29)-Storey Mixed-Use Building with Basement, Mezzanine, and Roof Deck to be located at Lots 2, 3, and 15, Block S-143, Panay Avenue, Barangay South Triangle, District IV, Quezon City, allowing deviation from the height and parking requirements provided under Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016.

ADOPTED: July 30, 2026.

CERTIFICATION

This is to certify that this Resolution was ADOPTED by the City Council on Second Reading on July 30, 2026 and was CONFIRMED on August 17, 2026.


MIKEY F. BELMONTE
Acting City Vice Mayor
Presiding Officer

ATTESTED:


ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(Secretary to the Sanggunian)

