Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City
23rd City Council

PR23CC-924

58th Regular Session

RESOLUTION NO. SP-10632, S-2026

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF VARIANCE TO GENSON DISTRIBUTION INC., AS REPRESENTED BY EUGENE T. YAP, FOR THE PROPOSED FOURTEEN (14)-STOREY COMMERCIAL BUILDING WITH THREE (3)-LEVEL BASEMENT AND MACHINE ROOF DECK LOCATED AT (LRA) PCN-E2023000019, (NO.267) P. TUAZON BOULEVARD, BARANGAY SAN ROQUE, DISTRICT III, QUEZON CITY, ALLOWING DEVIATION FROM THE RESTRICTIONS PROVIDED UNDER QUEZON CITY ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE OF 2016

Introduced by Councilor ATTY. VICENTE BELMONTE JR.

Co-Introduced by Councilors Tany Joe "TJ" L. Calalay, Bernard R. Herrera, Dorothy A. Delarmente, M.D., Joseph P. Juico, Charm Ferrer, CPA, MPA, JD, Nicole "Nikki" V. Crisologo, Candy A. Medina, Atty. Voltaire Godofredo "Bong" Liban III, Aly Medalla, Dave C. Valmocina, Albert Alvin "Chuckie" L. Antonio III, Don S. De Leon, Luigi D. Pumaren, 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, Kristine Alexia Matias, RN, Victor "Vic" D. Bernardo, Vito Sotto Generoso, Erwin Rey "Cocoy" A. Medina, and Jose Maria "Mari" M. Rodriguez

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WHEREAS, Genson Distribution Inc., as represented by Eugene T. Yap, is applying for a Certificate of Variance for the Proposed Fourteen (14)-Storey Commercial Building with Three (3)-Level Basement and Machine Roof Deck located at (LRA) PCN-E2023000019, (No. 267) P. Tuazon Boulevard, San Roque, District III, Quezon City;

WHEREAS, in accordance with the provision of Section 19, Article V; Sections 33 and 40, Article VI; Section 55.1, Article VIII; and Section 73, Article IX of Quezon City Ordinance No. SP-2502, S-2016, otherwise known as Comprehensive Zoning Ordinance of 2016, an exemption is required for the aforesaid project;

WHEREAS, pursuant to Table VII.G.1 of the National Building Code (P.D. No. 1096), the allowable height within the zone should not exceed to 45 meters. The total project height amounts to 70.95 meters, exceeding the restrictions by 25.95 meters;

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WHEREAS, pursuant to Rule VIII, Table VIII.3. of the same Code, a minimum front setback of five (5) meters is required along the road, while side and rear setback of two (2) meters must be provided, subject to allowable abutments or firewalls on all sides, a Certificate of Variance is required for the aforesaid project which will be issued only upon authorization by the City Council, through a resolution;

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.

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 Genson Distribution Inc., as represented by Eugene T. Yap, for the Proposed Fourteen (14)-Storey Commercial Building with Three (3)-Level Basement and Machine Roof Deck located at (LRA) PCN-E2023000019, (No.267) P. Tuazon Boulevard, Barangay San Roque, District III, Quezon City, allowing deviation from the restrictions 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)