



**Republic of the Philippines  
CITY COUNCIL  
City of Manila**

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REGULAR SESSION NO. 187

12<sup>TH</sup> CITY COUNCIL

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**RESOLUTION NO. 26  
Series of 2025**

**RESOLUTION** ADOPTING THE ZONING BOARD RESOLUTION NO. 01, SERIES OF 2025, APPROVED BY THE MANILA BOARD FOR ZONING APPEALS (MBZA) ON THE 4<sup>TH</sup> DAY OF FEBRUARY 2025

**PRINCIPAL AUTHORS:**

**HON. MACARIO M. LACSON**  
President Pro-Tempore and  
Acting Majority Floor Leader

and

**HON. ERNESTO C. ISIP, JR.**  
Majority Floor Leader



WHEREAS, a letter-request from the management of VERDANTCITY REALTORS CORP. has reached the City Planning and Development Office (CPDO), seeking for variance for a project from Ordinance No. 8119, of a particular project, which was subsequently referred to the Manila Board for Zoning Appeals (MBZA) for appropriate action;

WHEREAS, the proposed project, a **SEVEN – STOREY MIXED-USE BLDG. W/ MEZZANINE AND ROOF DECK** is located at the **UNIVERSITY CLUSTER ZONE (INS-U)** and exceeds the prescribed maximum Percentage of Land Occupancy (PLO) and Floor Area Ratio (FAR) as stipulated in Article V, Section 17 of City Ordinance No. 8119 as amended by City Ordinance No. 8654;

WHEREAS, the said corporation requested for favorable endorsement from the City Council and submitted the following documents, subject for validation, to wit:

1. Letter of Intent
2. Barangay Resolution Interposing No Objection and rendering Official Statement which allows the construction of the Proposed Project
3. Visible Project Sign

WHEREAS, the corporation undertook to submit the following requirements enumerated below not later than six (6) months upon the release of the Zoning Permit. Failure to comply on the above-mentioned period shall mean automatic revocation of the permit granted by this Board and the same shall be final and unappealable;

1. Company Profiles highlighting Track Records in Design, Construction & Operations of Mixed-Use High-Rise Building
2. Traffic Impact Assessment/Traffic Impact Study & Traffic Management Plan
3. Disaster Risk Reduction & Management Plan (DRRMP) with Contingency Plan
4. Commitment of Support to Barangay DRRM Projects
5. Affidavit of Safety
6. Commitment of Support to Local Economy
7. Community Master Plan
8. Commitment of Bearing the Negative Impact

WHEREAS, Resolution No. 01, Series of 2025, was passed by the Manila Board for Zoning Appeals (MBZA), with the following recommendations:

“NOW, THEREFORE, the MBZA, by virtue of powers vested in us by law hereby **RECOMMENDS APPROVAL FOR THE REQUESTED VARIANCE** to the City Council of Manila for the Project Case No. **ZA-409**, with the Project Title **SEVEN – STOREY MIXED-USE BLDG. W/ MEZZANINE AND ROOF DECK** located at **700 RIZAL AVE. COR. SOLER ST., STA. CRUZ** owned by **VERDANTCITY REALTORS CORP.** subject to the conditions hereinafter set forth:

- a.) The Proponent/Project Owner/Developer shall assure the implementation of disaster preparedness and risk reduction measures, during and after disasters;
- b.) The Proponent/Project Owner/Developer shall ensure that the Project's existence and operations will not adversely affect traffic condition of its vicinity;
- c.) The Project shall serve as the catalyst of its community's Urban Regeneration by implementing public benefit features in the community where the project is located;
- d.) The Project shall create and/or protect a beneficial local economic trend by providing livelihood and/or employment to its Barangay and/or District residents;
- e.) The Project shall continuously be socially acceptable to the nearby residents by assuring that its existence and operation shall not adversely affect community heritage, public health, safety and welfare;
- f.) The Proponent/Project Owner/Developer shall ensure adoption of Green Building practices thereby minimizing the Project's adverse impact to its built and natural resources;

g.) All pertinent documents that would manifest the compliance of the above-mentioned conditions shall be submitted to the CPDO prior to the release of the Zoning Permit with Certificate of Variance."

WHEREAS, the members of the City Council of Manila find no cogent reason to disapprove and/or reverse the aforesaid recommendation of the Manila Board for Zoning Appeals (MBZA): NOW, THEREFORE, be it


RESOLVED, by the City Council of Manila to adopt, as it hereby adopts the Zoning Board Resolution No. 01, Series of 2025, approved by the Manila Board for Zoning Appeals (MBZA) on 4<sup>th</sup> day of February 2025.

PRESIDED BY:

  
**BENNY FOG T. ABANTE III**  
Acting Presiding Officer  
City Council, Manila

This Resolution was adopted by the City Council of Manila at its regular session on February 6, 2025.

ATTESTED:

  
**ROMEO N. FRANCIA, MPMG**  
Local Legislative Staff Officer VI  
OIC – Office of the Assistant Secretary  
City Council

JMG/RRB:ac/fok/cpf/hpr/jrp