



Republic of the Philippines
CITY COUNCIL
City of Manila

REGULAR SESSION NO. 24

13TH CITY COUNCIL

RESOLUTION NO. 340
Series of 2025

RESOLUTION ADOPTING THE ZONING BOARD RESOLUTION NO. 003, SERIES OF 2025, APPROVED BY THE MANILA ZONING BOARD OF ADJUSTMENTS AND APPEALS (MZBAA) ON THE 24TH DAY OF SEPTEMBER 2025

SPONSORED BY:

HON. RAYMUNDO "Mon" R. YUPANGCO
Majority Floor Leader



WHEREAS, a letter-request from the owner, CRR Trading and Development Corp. has reached the City Planning and Development Office (CPDO), seeking for variance from City Ordinance No. 8119, relative to a particular project, which was subsequently referred to the Manila Zoning Board of Adjustments and Appeals (MZBAA) for appropriate action;

WHEREAS, the proposed project, a **15-STOREY OFFICE BUILDING W/ BASEMENT** is located at the **HIGH DENSITY COMMERCIAL/MIXED USE ZONE (C-3/MXD)**. The proposed project exceeds the prescribed maximum Percentage of Land Occupancy (PLO) by 70.49 sq.m. and the allowable Floor Area Ratio (FAR) by 3,377.58 sq.m., as stipulated under Article II, Section 14 of City Ordinance No. 8654;

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

1. Letter of Intent
2. Company Profile
3. Barangay Resolution
4. Visible Project Design
5. Certification from Utility Providers

WHEREAS, the owner undertook to submit the following requirements enumerated below not later than four (4) 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 the Board and the same shall be final and unappealable;

1. Traffic Impact Assessment/Traffic Impact Study & Traffic Management Plan
2. Hazard and Risk Assessment Plan

WHEREAS, Resolution No. 003, Series of 2025, was passed by the Manila Zoning Board of Adjustments and Appeals (MZBAA), with the recommendation:

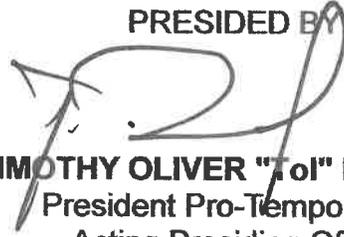
“NOW, THEREFORE, the MZBAA, by virtue of the powers vested in it by law hereby **RECOMMENDS APPROVAL FOR VARIANCE**, to the City Council of Manila for the Project Case No. **ZB-003**, with the Project Title, **15-STOREY OFFICE BUILDING w/ BASEMENT** located at **ANTONIO RIVERA STREET, TONDO MANILA, DISTRICT II** owned **CRR Trading and Development Corp.**, subject to the conditions hereinafter set forth:

- a.) The Proponent/Project Owner/Developer shall ensure that the Project's existence and operations will not adversely affect traffic condition of its vicinity;
- b.) The Proponent/Project Owner/Developer shall assure the implementation of Hazard and Risk Assessment Plan, before, during and after disasters;
- c.) 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 Non-Compliance;

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

RESOLVED, by the City Council of Manila to adopt, as it hereby adopts the Zoning Board Resolution No. 003, Series of 2025, approved by the Manila Zoning Board of Adjustments and Appeals (MZBAA) on the 24th day of September 2025.

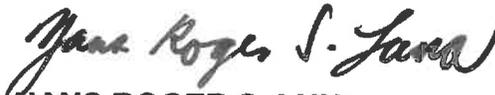
PRESIDED BY



TIMOTHY OLIVER "Toi" I. ZARCAL
President Pro-Tempore and
Acting Presiding Officer
City Council, Manila

This Resolution was adopted by the City Council of Manila at its regular session on September 30, 2025.

ATTESTED:



ATTY. HANS ROGER S. LUNA
City Government Department Head III
(Secretary to the City Council)

CLN: jhb/rmd/egv/asr