



Republic of the Philippines  
**QUEZON CITY COUNCIL**

Quezon City  
23<sup>rd</sup> City Council

PR23CC-827

50<sup>th</sup> Regular Session

RESOLUTION NO. SP- **10496**, S-2026

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF VARIANCE TO STI EDUCATION SERVICES GROUP, INC. FOR THE CONVERSION OF THE MEZZANINE FLOOR INTO SECOND FLOOR AND ROOF DECK INTO FIFTH FLOOR OF THE EXISTING THREE (3)-STOREY SCHOOL (COLLEGE) BUILDING WITH MEZZANINE AND ROOF DECK, LOCATED AT LOTS 4, 5, AND 6, BLOCK 42, REGALADO HIGHWAY AND ADRIAN STREET, NORTH FAIRVIEW, DISTRICT V, 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 Councilors KRISTINE ALEXIA MATIAS, RN and VICTOR "Vic" D. BERNARDO

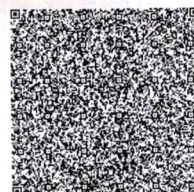
Co-Introduced by Councilors Dorothy A. Delarmente, M.D., Mikey F. Belmonte, Atty. Voltaire Godofredo "Bong" Liban III, Aly Medalla, Albert Alvin "Chuckie" L. Antonio III, Luigi D. Pumaren, Atty. Jesus Miguel Suntay, and Shaira "Shay" L. Liban

WHEREAS, STI Education Services Group, Inc. is applying for a Certificate of Variance for the conversion of the Mezzanine Floor into Second Floor and Roof Deck into Fifth Floor of the existing Three (3)-Storey School (College) Building with Mezzanine and Roof Deck located at Lots 4, 5, and 6, Block 42, Regalado Highway and Adrian Street, North Fairview, District V, Quezon City;

WHEREAS, pursuant to the provisions of Section 19, Article V; Section 33, Article VI; Section 52, Article VII; Section 55.1, Article VII; and Section 73, Article IX of Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016, the Proposed Project or activity is required to secure a Certificate of Variance (COV), which shall be issued only upon authorization by the Quezon City Council through an approved 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;

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Res. No. SP- **10496**, S-2026  
Page -2- PR23CC-827

WHEREAS, the applicant has complied with all the necessary requirements prescribed by laws, ordinances, 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.

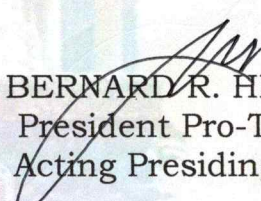
NOW, THEREFORE,

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 STI Education Services Group, Inc. for the Conversion of the Mezzanine Floor into Second Floor and Roof Deck into Fifth Floor of the Existing Three (3)-Storey School (College) Building with Mezzanine and Roof Deck, located at Lots 4, 5, and 6, Block 42, Regalado Highway and Adrian Street, North Fairview, District V, 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.

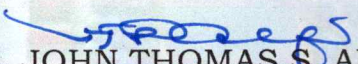
ADOPTED: June 1, 2026.

CERTIFICATION

This is to certify that this Resolution was ADOPTED by the City Council on Second Reading on June 1, 2026 and was CONFIRMED on June 8, 2026.

  
BERNARD R. HERRERA  
President Pro-Tempore  
Acting Presiding Officer

ATTESTED:

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

