



Republic of the Philippines
QUEZON CITY COUNCIL

Quezon City
22nd City Council

PR22CC-004

36th Regular Session

RESOLUTION NO. SP- **9371**, S-2023

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO STI EDUCATION SYSTEMS HOLDINGS, INC. (HAVITAS DEVELOPMENTS CORPORATION) FOR THE CONSTRUCTION OF THE STI RESIDENTIAL, COMMERCIAL AND OFFICE TOWER PROJECT, CONSISTING OF SIX (6) TOWERS, THIRTY-EIGHT (38)-STOREY RESIDENTIAL AND COMMERCIAL BUILDING WITH ROOF DECK, TWO (2)-LEVEL PODIUM AND FIVE (5)-LEVEL BASEMENT PARKING, EACH TO BE LOCATED AT EPIFANIO DELOS SANTOS AVENUE (EDSA) CORNER T. BENITEZ STREET, BARANGAY WEST TRIANGLE, DISTRICT I, QUEZON CITY, COVERED BY TRANSFER CERTIFICATES OF TITLE (TCT) NOS. 004-2016007953, 004-2017001736, 004-2016009133, 004-2015003586, 004-2013012001 AND RT-79300, ALLOWING DEVIATION PROVIDED UNDER ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE OF 2016

Introduced by Councilors BERNARD R. HERRERA and IRENE R. BELMONTE

Co-Introduced by Councilors Tany Joe "TJ" L. Calalay, Dorothy A. Delarmente, M.D., Nikki V. Crisologo, Charm M. Ferrer, Fernando Miguel "Mikey" F. Belmonte, Candy A. Medina, Aly Medalla, Dave C. Valmocina, Tatay Rannie Z. Ludovica, Godofredo T. Liban II, Kate Galang-Coseteng, Geleen "Dok G" G. Lumbad, Albert Alvin "Chuckie" L. Antonio III, Don S. De Leon, Atty. Anton L. Reyes, Edgar "Egay" G. Yap, Imee A. Rillo, Raquel S. Malañgen, Nanette Castelo-Daza, Marra C. Suntay, Joseph Joe Visaya, Alfred Vargas, MPA, Ram V. Medalla, Shaira "Shay" L. Liban, Aiko S. Melendez, Mutya Castelo, Maria Eleanor "Doc Ellie" R. Juan, O.D., Kristine Alexia R. Matias, Eric Z. Medina, Emmanuel Banjo A. Pilar, Vito Sotto Generoso, Victor "Vic" Bernardo, Alfredo "Freddy" Roxas and Julian Marcus D. Trono

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WHEREAS, STI Education Systems Holdings, Inc. (HAVITAS Developments Corporation) is applying for a Certificate of Exception for the construction of the STI Residential, Commercial, and Office Tower Project, consisting of six (6) buildings, thirty-eight (38)-storey residential and commercial building with roof deck, two (2)-level podium and five (5)-level basement parking, each to be located at Epifanio Delos Santos Avenue (EDSA) corner T. Benitez Street, Barangay West Triangle, District I, Quezon City;

WHEREAS, based on the Notice/ Advice of Action issued by the Quezon City Planning and Development Department, the proposed Project does not conform with Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016;

WHEREAS, there is a need for the Project to be exempted from its current zoning classification as Institutional, and Floor Area Ratio (FAR) provisions of the Quezon City's Comprehensive Zoning Ordinance of 2016;

WHEREAS, the proposed Project has a sixteen (16) Floor Area Ratio (FAR);

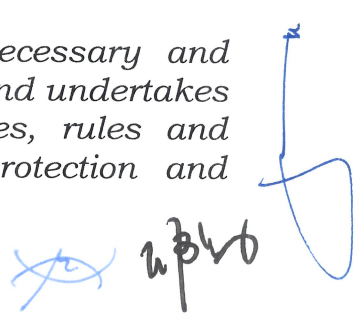
WHEREAS, pursuant to Section 55, Article VIII of Ordinance No. SP-2502, S-2016, an Exception is required for the aforesaid Project upon authorization from the City Council;

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 provision of existing laws, ordinances, 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 Exception to STI Education Systems Holdings, Inc. (Havitas Developments Corporation) for the construction of the STI Residential, Commercial and Office Tower Project, consisting of six (6) towers, thirty-eight (38)-storey residential and commercial building with roof deck, two (2)-level podium and five (5)-level basement parking, each to be located at Epifanio Delos Santos Avenue (EDSA) Corner T. Benitez Street, Barangay West Triangle, District I, Quezon City, covered by Transfer Certificates of Title (TCT) Nos. 004-2016007953, 004-2017001736, 004-2016009133, 004-2015003586, 004-2013012001 and RT-79300, allowing deviation provided under Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016.

ADOPTED: July 31, 2023.



WENCEROM BENEDICT C. LAGUMBAY
City Councilor
Acting Presiding Officer

ATTESTED:


ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(City Council Secretary)

CERTIFICATION

This is to certify that this Resolution was APPROVED by the City Council on Second Reading on July 31, 2023 and was CONFIRMED on August 7, 2023.


ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(City Council Secretary)

