

**TO:** MAYOR & COUNCILLORS  
**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT  
**SUBJECT:** **LLA #25-12 - 102-6462 KINGSWAY (SOLO KARAOKE) - UPDATE**  
**PURPOSE:** To summarize the findings of the investigation related to previous allegations, and to provide Council with a recommendation to support the subject liquor primary licence.

## REFERENCES

Address: 102-6462 Kingsway Street  
Legal: Lot A District Lot 96 Group 1 New Westminster District Plan  
EPP114207  
Applicant: Rising Tide Consultants Ltd.  
Suite 1620-1130 West Pender Street, Vancouver, B.C. V6E 4A4  
Attention: Bert Hick  
Current Zoning: C4 Service Commercial District  
Proposed Zoning No Change

## RECOMMENDATION

**THAT** a recommendation be provided to the Liquor and Cannabis Regulation Branch that a liquor primary licence be issued to Solo Karaoke at 102-6462 Kingsway, as outlined in the report titled "LLA #25-12 - 102-6462 Kingsway (Solo Karaoke) - Update" dated March 10, 2026.

### 1.0 POLICY SECTION

The subject liquor licence application aligns with the following City policies:

- Burnaby 2050 Official Community Plan (2025)
- Regional Context Statement (2013)
- Economic Development Strategy (2007)
- Corporate Strategic Plan (2022)
- Liquor and Cannabis Licensing Policy (2024)

### 2.0 BACKGROUND

#### 2.1 LLA #25-12

Solo Karaoke Ltd. has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a new Liquor Primary Licence to permit liquor service from 9:00 a.m. to 2:00 a.m. daily, with an occupant load of 80 persons, including patrons and staff, within the

establishment. The applicant is also requesting a Family Food Service Endorsement to allow minors, accompanied by a responsible adult, on the premises until 10:00 p.m.

Pursuant to Section 40 of the *Liquor Control and Licensing Act*, Council is permitted to delegate its powers and duties under section 38(3) of the *Liquor Control and Licensing Act* with respect to providing comments and recommendations for liquor licence applications referred from the Liquor and Cannabis Regulation Branch (LCRB). Under the Liquor and Cannabis Licensing Policy (“the Policy”), Council has identified that it wishes to delegate its authority to the General Manager Planning and Development. As specified in the Policy, staff must refer this application to Council due to having received concerns from the public at a rate of 5% of the total number of notifications sent.

In this case, staff received public correspondence meeting the 5% threshold. As a result, the application was referred to Council for consideration. A complete summary of the subject establishment’s application history related to obtaining a Liquor Primary Licence is provided in the report titled “LLA #25-12 102–6462 Kingsway (Solo Karaoke),” dated November 25, 2025.

**2.2 Investigation Overview**

At the Open meeting on November 25, 2025, Council received the report titled “LLA #25-12 102–6462 Kingsway (Solo Karaoke)”. At the meeting, Council referred the item back to staff for further review and report back to the December 9, 2025 Council meeting.

An inter-office memorandum was provided to Council on December 9, 2025, for information of Council and to assist Council in its deliberations. The memorandum summarized ongoing and planned investigations by City of Burnaby staff, Burnaby RCMP, and the LCRB to address concerns and allegations related to the subject establishment and the proposed liquor licence.

Due to the level of detail required to investigate the allegations, a report could not be advanced to Council in December 2025. Planning staff subsequently contacted the LCRB to inform them of Council’s direction and the allegations received, and to request an extension of deadline for submitting Council’s resolution. The LCRB agreed to extend the deadline until the investigations were completed.

**2.3 Actions Taken**

Following the Council meeting on November 25, 2025, Planning staff contacted the General Manager, Community Safety to engage the Business Licensing Division, and RCMP to investigate the allegations. These investigations took approximately 9 weeks to conclude.

A total of two inspections were conducted:

- The first inspection took place on November 28, 2025, at 8:00 p.m., and was conducted jointly by the Property Use Coordinator (Community Safety), an RCMP

member, and a Liquor Inspector from the LCRB. No concerns were observed, and the establishment was confirmed to be in compliance.

- A second inspection was conducted by the Property Use Coordinator (Community Safety) on January 24, 2026, at 8:00 p.m. No concerns were observed, and the establishment was again confirmed to be in compliance.

Therefore, with respect to public safety, Burnaby RCMP and Community Safety do not have any concerns with this application.

The applicant, the Owner and Rising Tide Consulting, representing the owner of SOLO Karaoke contacted and met with Planning on November 28, 2025, to discuss the allegations, to which they deny any unauthorized and illegal liquor service. The Owner of SOLO Karaoke reiterated that they were not the owners of the establishment at the time the rezoning (Rezoning Reference #20-24) was advanced, nor at the time of any prior infractions associated with the business. The current owners advised that they recently acquired the business, the business name and noted that they and their staff adhere to a strict code of conduct prohibiting the sale of liquor to minors and the provision of liquor without proper authorization.

Between October 2025 and January 2026, the subject establishment reportedly provided liquor service on several occasions. Planning staff contacted the establishment to confirm whether liquor service had occurred and whether it was licensed. In response, the subject establishment provided copies of Special Event Permits issued by the LCRB authorizing temporary liquor service. A total of 17 Special Event Permits were issued during this period, including 2 permits in October 2025, 3 in November 2025, 10 in December 2025, and 2 in January 2026.

**2.4 Investigation Findings**

Investigations conducted by City staff, the RCMP, and the LCRB found no evidence to substantiate allegations of unauthorized or illegal liquor service at the subject establishment. Inspections on November 28, 2025, and January 24, 2026, confirmed compliance with applicable City bylaws and public safety requirements.

During the investigation period, the applicant cooperated fully with the review and provided documentation confirming that liquor service occurring between October 2025 and January 2026 was authorized through valid Special Event Permits issued by the LCRB. The current owners also advised they were not associated with the business during prior rezoning or historical infractions.

Based on the findings of the investigations, Planning staff are satisfied that the concerns raised have been addressed and recommend that the application for a Liquor Primary Licence and Family Food Service Endorsement proceed.

**3.0 GENERAL APPLICATION INFORMATION**

The subject establishment was evaluated based on the criteria within the City’s Liquor and Cannabis Licensing Policy. The evaluation concluded that the nature and size of the subject establishment are consistent with the designated land use framework outlined in

the Burnaby 2050 OCP, that the establishment is anticipated to have minimal negative impact on the surrounding community, and that the site is adequately serviced by public transportation. A summary of the evaluation was previously provided to Council in the report titled “LLA #25-12 102–6462 Kingsway (Solo Karaoke),” dated November 25, 2025.

**4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT**

In accordance with Provincial requirements for local governments to obtain community input as part of their assessment of liquor licence applications, written notice was distributed to property owners and residents within a 30 m radius of the subject property. Additionally, notices were published on the City of Burnaby’s website on September 4 and September 11, 2025, and signage was posted at the subject site inviting public input.

During the consultation period, staff received email correspondence from 4 parties concerned, representing 5% of the notices sent to properties within a 30 m notification area. Following the consultation period, staff received 14 emails in support of the proposed liquor licence, while Council received an additional 4 emails in opposition. A complete summary of the communication and community engagement is provided in the report titled “LLA #25-12 102–6462 Kingsway (Solo Karaoke)” dated November 25, 2025.

**5.0 FINANCIAL CONSIDERATIONS**

There are no direct financial considerations associated with these applications.

Respectfully submitted,  
E.W. Kozak, General Manager Planning and Development

**ATTACHMENTS**

- Attachment 1 – Sketch (102-6462 Kingsway)
- Attachment 2 – Council Report “LLA #25-12 - 102–6462 Kingsway (Solo Karaoke)” dated November 25, 2025

**REPORT CONTRIBUTORS**

This report was prepared by Shuang Zhao, Planning Analyst, and reviewed by Carl Isaak, Director Neighbourhood Planning and Urban Design.