

TO: MAYOR & COUNCILLORS
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **LLA #25-12 - 102 – 6462 KINGSWAY (SOLO KARAOKE)**
PURPOSE: To summarize the public consultation process, and to provide Council with recommendations regarding 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 license be issued to Solo Karaoke at 102 – 6462 Kingsway, as outlined in the report titled “LLA #25-12 – 102 – 6462 Kingsway (Solo Karaoke)” dated November 25, 2025.

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

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.

Prior to the current Liquor Licence Application (LLA) and the adoption of the Policy, the subject site was advanced under a site specific rezoning application (REZ #20-24) that was presented to Council on May 31, 2021. The purpose of the rezoning was to allow for the applicant to operate Solo Karaoke as a liquor primary licence establishment. The subject Rezoning Bylaw was advanced to First Reading on June 14, 2021, to a Public Hearing on June 29, 2021, and to Second Reading on July 12, 2021.

During the Public Hearing, nearby residents raised noise and other concerns. Subsequent inspections following the public hearing identified non-compliance with multiple City Bylaws. Consequently, the rezoning application was held in abeyance pending resolution of Bylaw non-compliance. Solo Karaoke has since addressed these non-compliance issues through corrective renovations and submitted a new Liquor Primary Licence application in accordance with the Liquor and Cannabis Licensing Policy (which no longer requires a rezoning application) on July 10, 2025.

3.0 GENERAL INFORMATION

The subject LLA was evaluated based on the criteria within the City’s Liquor and Cannabis Licensing Policy. Specifically, the following criteria were considered:

- *Nature and size of proposed establishment*

Solo Karaoke is an existing karaoke facility located at 102 – 6462 Kingsway within a commercial plaza along the Kingsway corridor. The facility consists of 13 karaoke rooms with varying capacities to cater to small, medium, or larger groups. The applicant is proposing 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 has requested a Family Food Service Endorsement from the LCRB to allow minors, accompanied by a responsible adult, on the premises until 10:00 p.m. Similar endorsements have been granted to other liquor primary licensed establishments across the City including the Rec Room and Cineplex VIP Cinema in Brentwood.

- *Location of the proposed establishment*

The subject site is currently zoned C4 Service Commercial District and is located along Kingsway, between Gilley Avenue and Southoaks Crescent (**Attachment 1**). The property is situated within the Edmonds Town Centre Area and is designated “Neighbourhood Commercial” in the draft Burnaby 2050 Official

Community Plan (OCP) as the base land use, with an overlay of Mid-Rise Apartment use, supporting the development of residential buildings up to 12 storeys in height.

There are currently three business licences issued for the property, including one restaurant, one hookah lounge, and the subject establishment. Vehicular access to the site is provided from Kingsway and a rear (southern) laneway. The site is bounded by commercial buildings to the north and west, office buildings to the east and south, and low-rise residential buildings to the south.

- *Impact of potential noise*

Given that this facility is located entirely indoors, it is not anticipated that a significant amount of noise would escape the building and disturb nearby residents to the south. The subject establishment is also located along Kingsway, a major arterial, which provides ambient traffic noise, further dampening any noise which might emanate. The establishment would be required to lower any music in the facility at 10:00 p.m., as needed, to comply with the *Burnaby Noise or Sound Abatement Bylaw 1979*. Furthermore, due to the nature of this karaoke facility, the music levels are required to be reduced to ensure that sound doesn't spill into adjacent rooms and doors would not be permitted to be propped open during operating hours. Patrons of this establishment would also not be permitted to smoke or vape within 6 m of an opening or ventilation area, including access from the rear lane. Therefore, while the establishment is located proximate to residential buildings, the impact is expected to be minimal.

- *Other community and residential impacts*

The subject facility has proposed a patron capacity of 80 persons, which is considered appropriate given the establishment's location along Kingsway, alongside other commercial businesses. The application was also referred to the Burnaby RCMP, who did not raise any concerns with the liquor licence application. Considering the above, it is not anticipated that the application would result in negative impacts on the community.

- *Proximity to transit*

Bus route 119 stops directly along Kingsway within walking distance of the subject establishment, providing a direct line of access to the Edmonds and Metrotown Sky Train Stations.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

In line with Provincial requirements for local governments to gather the views of nearby residents as part of their assessment of liquor licence applications, written notice was sent out to property owners and residents within a 30 m distance of the subject property; two notices were published on the City of Burnaby's website (September 4th

and September 11th, 2025); and signage was posted at the subject site that invited respondents to submit written comments to the Planning and Development Department.

In response to the public notification, the city received 4 emails opposing this application, from the public, which equated to 5% of the total notices mailed out, requiring this application to be referred to Council. The respondents opposing the application are residents who live to the south of this establishment, who have concerns around noise and activity after 10:00 pm, the previous bylaw non-compliances of this business, and public safety as a result of alcohol intoxication.

Noise and activity after 10:00 p.m. are not expected to cause concern given that the use is to be located entirely indoors and that the establishment would also be required to lower any music at 10:00 pm, as needed, to comply with the Burnaby Noise or Sound Abatement Bylaw 1979. Furthermore, there has not been any recent bylaw enforcement history since the rezoning application was put on hold and corrective measures were taken for the business to come into compliance with City Bylaws. With respect to public safety, Burnaby RCMP did not raise any concerns with this application and the proposed occupant load of 80 patrons is similar to other commercial establishments and liquor primary licensed establishments.

5.0 FINANCIAL CONSIDERATIONS

There are no direct financial considerations associated with these applications.

Respectfully submitted,

Lee-Ann Garnett, Deputy General Manager Planning and Development, on behalf of
E.W. Kozak, General Manager Planning and Development

ATTACHMENTS

Attachment 1 – Sketch (102-6462 Kingsway)

REPORT CONTRIBUTORS

This report was prepared by Shuang Zhao, Planning Analyst, Jasmin Basi, Planner I, and reviewed by Johannes Schumann, Director Neighbourhood Planning and Urban Design.