



6080 McKay Ave, Burnaby, BC V5H 0J4, Canada

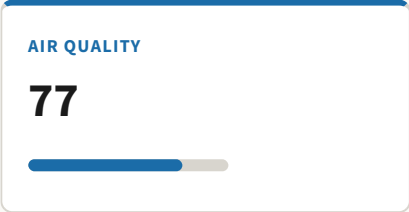
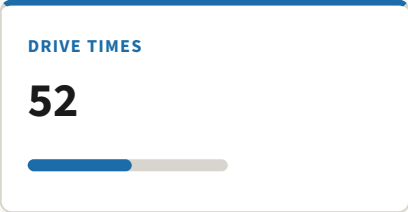
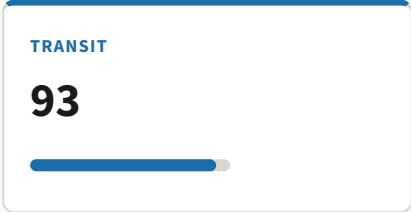
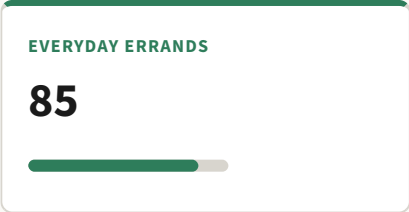
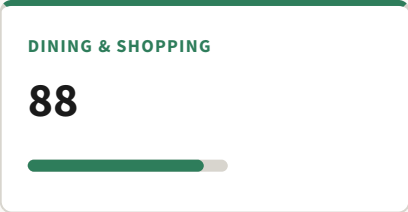
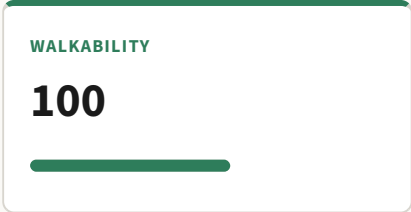
METROTOWN · LOCATION REPORT



87 · Excellent

This Metrotown hub provides peerless walkability and rapid rail access, but driving commutes suffer from severe regional gridlock.

Live snapshots as of 2026-06-05 · built from Google Maps, Places, Solar, Air Quality, Pollen, Weather, Routes & Vertex AI. Point-in-time metrics are paired with web-grounded general patterns; full provenance on the final page.



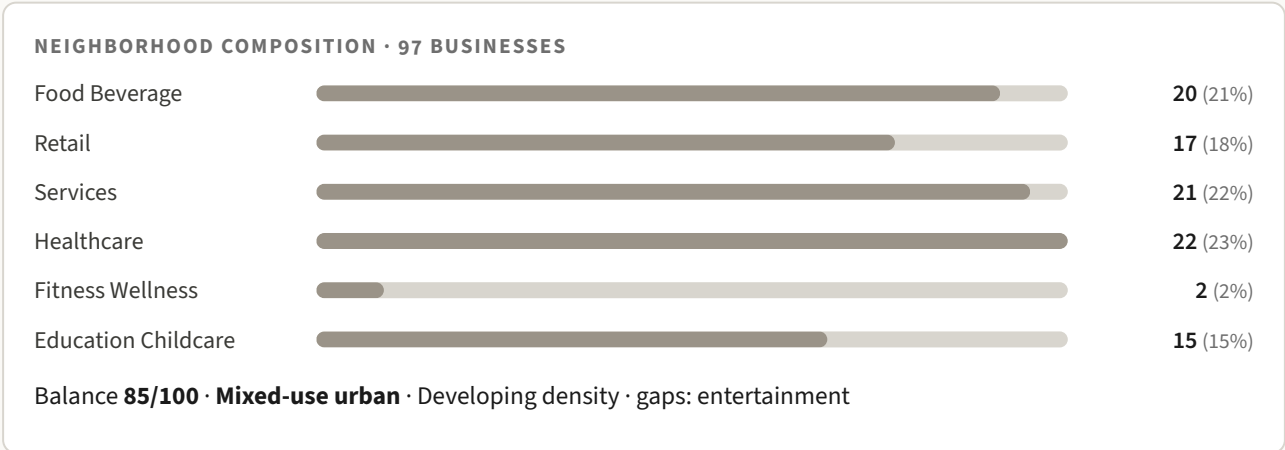
Outstanding accessibility for Metro Vancouver; while heavy road congestion drags down driving commutes, rapid rail transit bypasses gridlock to rescue your trip.

KEY FINDINGS

- ▶ Peerless walking access to extensive daily retail and rapid transit options.
- ▶ Peak-hour driving routes suffer from heavy regional road congestion.
- ▶ A high-density transit hub blending urban convenience with rapid growth.

Walkability & neighborhood

This neighborhood offers an exceptionally walkable lifestyle where daily errands, dining, and professional services require no vehicle at all.



Neighborhood analysis

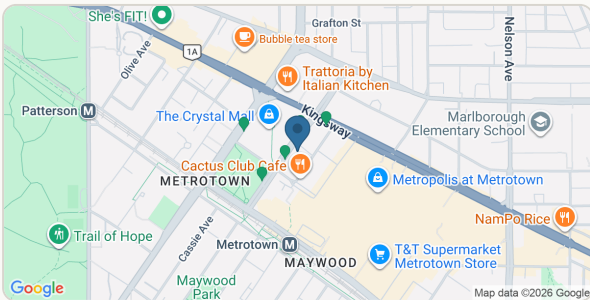
Living here places you in a highly developed, mixed-use hub where essential services and recreation are concentrated right outside your door. Daily conveniences are immediate, with physical fitness centers like Orangetheory Fitness and dining options like Kokoro Tokyo Mazesoba within a short walk. The retail environment is balanced, offering a blend of healthcare clinics, educational facilities, and daily retail that creates high street activity during peak midday and evening hours. However, this high concentration of commercial activity results in a busy urban atmosphere that lacks dedicated entertainment venues, requiring you to travel elsewhere for nightlife or theaters.



Transit & drive times

Rapid transit is the premier way to travel from this address, easily outperforming the congested regional road network during peak hours.

WHAT TO EXPECT Metrotown is a major transit-oriented hub where residents heavily utilize the SkyTrain's Expo Line, which provides a highly reliable and fast 15-to-20-minute commute to downtown Vancouver. However, vehicular traffic in the area is highly congested during peak morning and afternoon rush hours. Major local corridors such as Kingsway, Willingdon Avenue, and connections to the Trans-Canada Highway experience severe bumper-to-bumper bottlenecks. Driving commutes to neighboring municipalities like Richmond or North Vancouver are notoriously slow and highly variable during peak times.



TRANSIT SCORE

93/100 · Exceptional · 12 stops within 800m

elite tier for Metro Vancouver

Rail & subway: 3 · nearest 294 m Bus: 10 · nearest 47 m

Proximity	<div style="width: 100%; height: 10px; background-color: #43a047;"></div>	30/30
Density	<div style="width: 100%; height: 10px; background-color: #43a047;"></div>	15/15
Diversity	<div style="width: 60%; height: 10px; background-color: #43a047;"></div>	9/15
City-centre access	<div style="width: 100%; height: 10px; background-color: #43a047;"></div>	30/30

To Downtown Vancouver (~10.2 km): **26.0 min** transit vs 39.6 min drive

DRIVE TIME BY DIRECTION (~8 KM)

Predicted for a typical weekday morning (~8:30am local) · colour = congestion level

E	<div style="width: 70%; height: 15px; background-color: #43a047;"></div>	19 min Moderate
NE	<div style="width: 80%; height: 15px; background-color: #43a047;"></div>	25 min Moderate
SW	<div style="width: 80%; height: 15px; background-color: #ffc107;"></div>	25 min Heavy
W	<div style="width: 80%; height: 15px; background-color: #ffc107;"></div>	25 min Heavy
SE	<div style="width: 80%; height: 15px; background-color: #43a047;"></div>	26 min Moderate
S	<div style="width: 90%; height: 15px; background-color: #43a047;"></div>	29 min Moderate
N	<div style="width: 100%; height: 15px; background-color: #dc3545;"></div>	30 min Very heavy
NW	<div style="width: 100%; height: 15px; background-color: #dc3545;"></div>	30 min Very heavy

Public parking (lots & garages): Ample — 20+ lots within 500 m

Transportation analysis

Commuters benefit from exceptional transit infrastructure, with the Metrotown subway station sitting just a 294-metre walk from the property. In total, there are three rail and subway stations and ten bus options within an 800-metre walking radius, providing robust alternative routes. The transit connection to Downtown Vancouver takes only 26 minutes, making transit significantly faster than the typical 39.6-minute morning drive. This outstanding transit-to-drive ratio of 0.66 means you can bypass regional gridlock entirely by choosing the train over a personal vehicle. For those who must drive, morning travel times reveal a stark geographical trade-off. While eastbound routes remain moderately clear, northern and northwestern corridors experience severe bottlenecks, with typical morning drives of around 30 minutes to travel just over 11 kilometers. This heavy peak-hour road congestion explains the lower driving commute score, confirming that while regional driving is slow, the robust rail network completely rescues your commute.

Climate & environment

Air quality, climate and rooftop energy potential for this address — current readings paired with the area's typical patterns.

AIR QUALITY

NOW · 2026-06-05 AQI **68** (Good air quality · local 2), dominant o3.

NO2 6.83 O3 40.91 PM10 13.79 PM25 5.34

With this level of air quality, you have no limitations. Enjoy the outdoors!

WHAT TO EXPECT The local air quality in Metrotown is generally clean, though it is subject to distinct seasonal changes and regional topography. During the late summer months of July through September, the area frequently experiences elevated particulate matter due to wildfire smoke drifting from the British Columbia interior. In the colder winter months, light winds and atmospheric temperature inversions occasionally trap localized emissions close to the ground. The busy Kingsway corridor and nearby regional arterial routes serve as the primary steady sources of localized mobile emissions.

Past ~30 days — today 68 (Good air quality); over the month mostly good



■ Excellent (238h) ■ Good (452h) ■ Moderate (3h)

WEATHER & CLIMATE

NOW · 2026-06-05 16.5°C (Cloudy), humidity 58%, UV 0.

5-day: 10.7–18.9° Cloudy 8.4–14° Light Rain 8.8–14° Light Rain 10.2–17.2° Light Rain 11–16.8° Light Rain

WHAT TO EXPECT Metrotown experiences a temperate oceanic climate, with warm, dry summers and cold, wet winters. Because Metrotown sits approximately 150 meters above sea level, it is slightly cooler and receives more winter snow than lower-elevation coastal areas like Richmond. Average daily temperatures typically peak around 23°C (74°F) in July and drop to average lows of 1°C (34°F) in December. Heaviest precipitation occurs during the late fall and winter months from November to March, while summers remain relatively sunny and dry.

POLLEN

Grass Moderate, Tree Very Low, (Pine, Grasses)

ROOFTOP SOLAR POTENTIAL

~736 m² usable roof · up to 375 panels · ~113,042 kWh/yr · ≈ powers 10 homes/yr · ~17,069 kg CO₂/yr (≈ 4 cars off the road) · elevation ~130 m

Whole-building rooftop estimate — a building-level sustainability (ESG) metric for the whole structure, not a per-unit figure.

Neighborhood & market

Reputation and market signals from current web sources (cited below).

Reputation

Metrotown is widely recognized as Burnaby's dense, high-energy, and unapologetically urban core. The neighborhood's character is defined by its dramatic high-rise skyline and Metropolis at Metrotown, the largest shopping mall in British Columbia. Despite the bustling commercial "mini-city" vibe, it maintains a strong balance with nature due to its immediate proximity to the massive, tree-lined Central Park. It attracts a diverse demographic of young professionals, international students, and downsizers who prioritize having retail, dining, and transit right at their doorstep.

Real estate

Heading into 2026, Metrotown's real estate market remains a premier destination for high-density luxury condo living, characterized by a transition into a more balanced-to-buyer-friendly environment with steady inventory. Average condo prices hover in the mid-\$700,000s, reflecting resilient value despite broader regional market stabilization. The skyline continues its rapid evolution in 2026 with high-profile completions like Concord Metrotown's Grand Tower, which is set to become one of British Columbia's tallest residential buildings. Strong rental demand remains driven by young professionals and proximity to post-secondary institutions like SFU and BCIT.

SOURCES

[reddit.com](#) · [weatherspark.com](#) · [timeanddate.com](#) · [pibc.bc.ca](#) · [burnaby.ca](#) · [bccondosandhomes.com](#) · [quora.com](#) · [hscr.com](#) · [vittori.ca](#) · [trystanking.ca](#)

Sources & methodology

Every figure is derived from a named source. Snapshots are point-in-time (live); general patterns are web-grounded with the sources cited above.

Geocoding & address components	Google Maps Geocoding API	coordinates, formatted address, match precision, street/locality/region parts, plus code
Nearby landmarks & neighborhood areas	Google Geocoding API — Address Descriptors	named landmarks with distance, neighborhood/sublocality areas
Address validation & deliverability	Google Address Validation API	validation granularity, standardized address, USPS deliverability, residential/business flag
Ground elevation	Google Elevation API	elevation above sea level, data resolution
Solar & roof potential	Google Solar API (buildingInsights)	usable roof area, max panel count, yearly kWh, sunshine hours, carbon-offset factor, imagery date
Street-level imagery	Google Street View Static API	Street View availability, capture date, panorama id
Air quality (current + 30-day history)	Google Air Quality API (currentConditions + history)	universal & local AQI, pollutant concentrations, health recommendation, 30-day average/best/worst
Pollen	Google Pollen API	tree/grass/weed index & category, dominant plants
Weather & forecast	Google Weather API	current temperature/humidity/UV/wind, 5-day forecast
Subject place	Google Places API (New) — Place Details	place type, business status, rating, hours, accessibility, parking
Nearby businesses & transit stations	Google Places API (New) — Nearby Search	business mix & ratings, transit stations with distance/type
Drive times (8 directions)	Google Routes API (computeRouteMatrix)	traffic-aware travel time & distance per compass direction
Time zone	Google Time Zone API	IANA time zone, UTC & DST offsets
AI neighborhood narrative	Google Gemini (Vertex AI, gemini-3.5-flash) — grounded strictly in the data above	section summaries & explanations, livability score
Web-grounded context	Google Gemini + Google Search grounding	general weather, neighborhood reputation, real-estate trends (sources listed inline)