

In making this request, we quite realize that it is of a very special nature. At the same time, those responsible for the welfare of Montreal must doubtless feel that a great institution like McGill University is a tremendous asset to the Province and the City. Any development which will help a great University, such as McGill, is undoubtedly beneficial to the City, and when the series of buildings contemplated on the site in question are developed, they will beautify and enhance the value of the surrounding district.

We would again emphasize the fact that, had the exchange of the ground in question not been made, this request to you would not have been necessary, but as the property now stands if the proper development is to take place, the additional strip of property which we are requesting is essential.

We may further point out that the value of the land acquired under the exchange by the City fronting on Pine Avenue (section A) was worth considerably more per foot than the land ceded to the University north of Pine Avenue.

At this time we should mention that we have recently found that a 48" watermain is located on the property which was ceded to the University by the City, and shown on the plans as "Section B", when the exchange of property was made, as mentioned above. The University authorities were unaware of its presence when the exchange was accepted, and as far as we can ascertain, it was entirely overlooked at the time. On the same piece of property this watermain is provided with a man hole and valves, and the whole will constitute a detriment when the construction of a building on the property is undertaken.

We desire to call attention to the fact that up to the present the total traffic entering the Stadium at football games and athletic field days must enter by University Street above Pine Avenue, and must exit by the same street, and as your traffic officials will verify, this results in a very serious congestion of traffic, especially at the intersection of University Street and Pine Avenue. We understand that it is the intention of the City to construct a road from its very important electric alarm station at the northeast corner of the University property extending from the municipal building in question along the boundary between Fletcher's Field and the University Park. Needless to say, this road would be a very useful artery through which to handle the traffic between the McGill Stadium and Pine Avenue, and with this object in view we would respectfully suggest that in designing the profile