



## **The 2024-2025 Desrochers Homeowners' Association AGM**

The Desrochers Homeowners' Association (DHOA) held its second Annual General Meeting (AGM) on October 16th, 2025. The meeting was a hybrid meeting with the In-Person meeting, (34 residents,) held at the Four Points by Sheraton Hotel, and the On-Line meeting, (220 residents,) shared through CondoVoter and facilitated by the DHOA's property management firm, Bridgegate Property Management Group.

The business of the meeting and financial statements are available for resident members to read in the AGM Meeting Minutes, as posted on the Desrochers Homeowners' Association website at: [desrochershoa.com](https://desrochershoa.com)

The AGM also included the election of three new directors to the Board of Directors, replacing three Directors who stepped down. At the first meeting of the new Board on November 5th, 2025, the Directors, lead by John Setterlund, President, volunteered to fill the Executive roles of the Board as follows:

John Setterlund, *President (2nd Term)*  
Jonathan Butterworth, *Vice-President (2nd Term)*  
Umair Syed, *Secretary (1st Term)*  
Wenhan (Hansen) Gu, *Treasurer (2nd Term)*  
Samya Parkar, *Director at Large (2nd Term)*  
Aakansha Sharma, *Director at Large (1st Term)*  
Kingsford Amoah, *Director at Large (1st Term)*

The DHOA Board would like to extend their appreciation and thanks to Anh Nguyen, Colins Ugochukwu and J.R. Lopez for their volunteer work and support of the DHOA and our community during the DHOA Board of Directors inaugural year.

If you need to contact the Desrochers Homeowners' Association, please contact the DHOA Board by emailing our property management firm, Bridgegate Property Management Group at: [admin@bridgegate.ca](mailto:admin@bridgegate.ca) or, by phone at (780) 266-2778.

## Desrochers Villages... The Final Four Phases

It is hard to imagine that construction of Desrochers Villages started just 15 years ago and that Desrochers construction is still not complete.

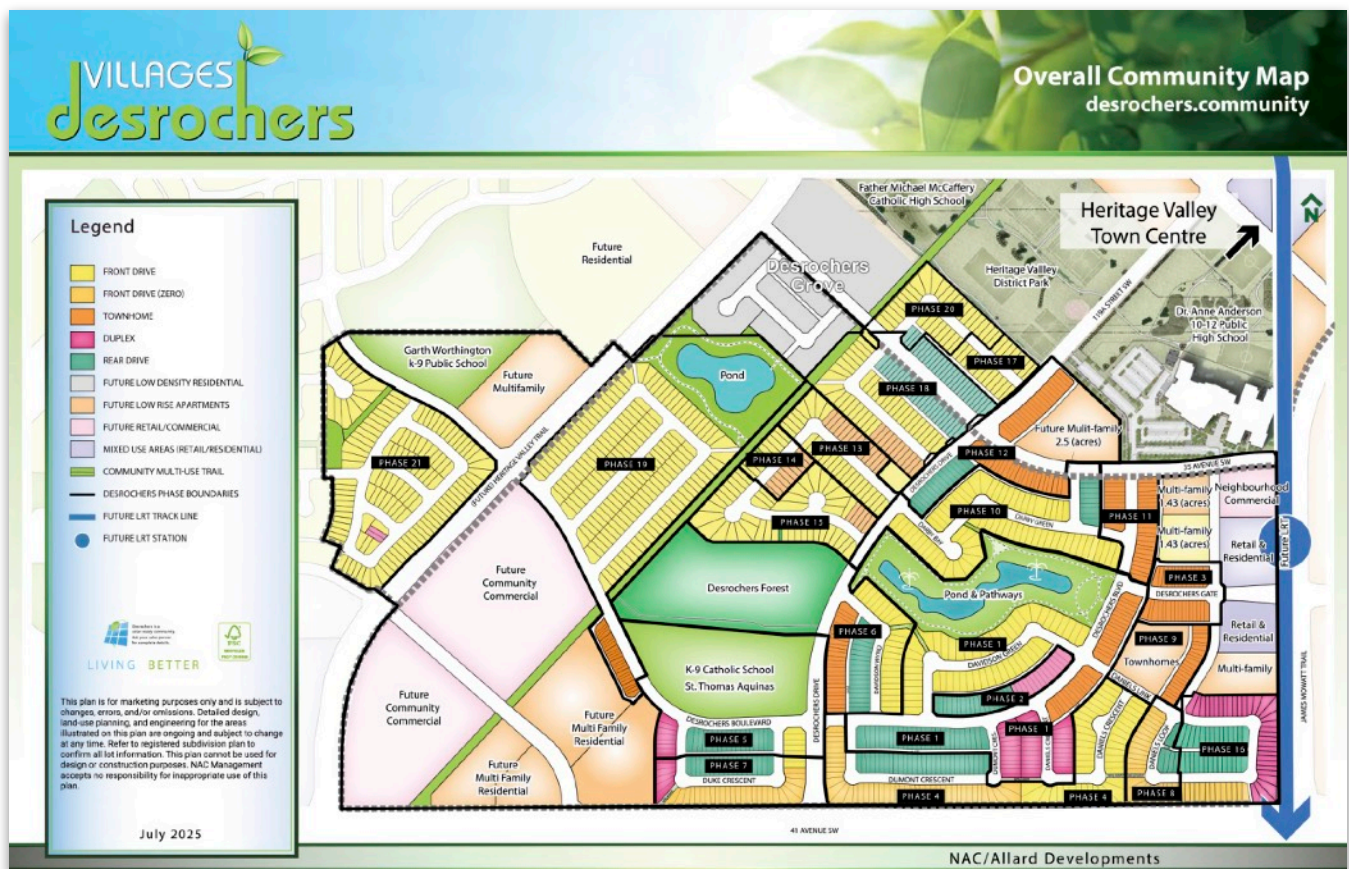
Desrochers Villages was conceived as an “Architecturally Designed Community” and built on the concept of a 15 minute community by MLC Group, now known as NAC Land. The design concept was for NAC Land, working with a select group of home builders would build homes and streetscapes which had an individual appearance, but based on a set number of floor plans to simplify the City’s permitting process. Given Desrochers’ Heritage Valley location, meeting the City of Edmonton’s 15 minute community concept was easy as it is located just south of the Heritage Valley Towne Centre, and the bonus was that it would also encompass three schools, the new Heritage Valley District Park and a future LRT Station.

Desrochers’ design concept included enhanced amenities and landscaped entry boulevards, so from the beginning NAC Land and the City of Edmonton planned on the formation of a Homeowners’ Association to ensure our communities long term maintenance, which is not part of the City of Edmonton’s routine maintenance program. In September 2024 the Desrochers Homeowner’s Association (DHOA) accepted select responsibility for Desrochers’ maintenance from NAC Land, with the last few development stages to be turned over to the DHOA over the next few years.



So where are we in Desrochers Villages overall development and what is NAC Land's plan to bring our community to completion?

Basically there are four parcels currently in final development, all located on the west side of Desrochers. They include two land parcels in the north west corner for single family homes, another single family parcel, Phase 21 just west of the Heritage Valley Trail (HVT) and attached to Chappelle, a commercial development on the east side of the HVT and behind or south-east of the commercial development, the final parcel of land to accommodate multi-family homes.



So let's look at each the parcels to be developed, starting north of the Heritage Storm Water Pond, bordered on the west by the new Heritage Valley Trail and to the north by the Heritage Valley District Park (HVDP).



An exchange of land parcels between NAC Land and Brookfield Residential will see this northwest parcel developed as “Desrochers Grove.” The plan is that Brookfield will follow NAC’s single family architectural design standards to retain Desrochers distinctive appearance. This land parcel, divided by the westward extension of 35 Ave SW will also create a new east - west roadway for Desrochers residents, allowing traffic to travel from James Mowatt Trail to the east of Desrochers, west to the Heritage Valley Trail SW.



Road construction in Desrochers Grove

The second new phase is the land parcel west of the Heritage Valley Trail, north of the church on Chappelle Road SW and south of the Garth Worthington School grounds. Built for single family homes and connected to Chappelle, homes will be constructed by NAC Land in the near future.

East of the Heritage Valley Trail, bordered to the south by 41 Ave SW and Desrochers Blvd to the north is a planned commercial land parcel. This land parcel is divided by a yet to be named new road running from the HVT and out to 41st Ave SW. Development permits for this commercial parcel include a proposed WalMart Super Store and other yet to be named projects.

The final parcel of land for development is east behind the commercial parcel, bordered by Desrochers Boulevard SW to the north, 41st Ave SW to the south and backing onto existing Desrochers housing on Duke Crescent SW. This area is designated for high density multi-family housing and will take another 2 to 3 years to develop, according to NAC Land. It will include townhomes and four to six story apartment buildings.

While the basic infrastructure construction of roads and utilities to these four land parcels is now complete, sales and construction of new homes and commercial businesses will begin soon. Considering that Desrochers construction began fifteen years ago, the process of completing Desrochers, the vibrant community we call home, will be a have spanned two decades.



The Heritage Valley Trail Storm Water Pond

If you have any questions or comments, please do not hesitate contacting us.  
With Warm Regards...

The Desrochers Homeowners' Association

#### *CONTACT INFORMATION...*

Desrochers Homeowners' Association

C/O Bridgegate Property Management Group

#252, 2833 Broadmoor Boulevard

Sherwood Park, Alberta T8H 2H3

Website: [desrochershoa.com](http://desrochershoa.com)

Email: [admin@bridgegate.com](mailto:admin@bridgegate.com)

Phone: (780) 266-2778