

## Parking Recreational Vehicles on Residential Front Driveways

### RECOMMENDATIONS:

That the Community Development Committee:

- 1) Forward this report as an item of urgent business to the 04 July 2023 Regular Meeting of Council; and
- 2) Recommends that Council give three readings to the proposed bylaw in Attachment 2 to amend the Traffic Bylaw and the Community Standards Bylaw.

### HIGHLIGHTS

- Calgary has seen an increase in recreational vehicle (RV) ownership and the current 36-hour time limit on residential front driveway parking is challenging and restrictive. The proposed amendments allow Calgarians to park RVs on residential front driveways from May 1 to October 31 and allow out-of-city RVs to be parked on City streets for up to 36 hours.
- **What does this mean to Calgarians?** The proposed recommendations will allow seasonal parking of RVs on residential front driveways while addressing related concerns such as traffic safety, roadway or sidewalk obstruction, and parking out-of-city RVs. These improvements to the Community Standards Bylaw and the Traffic Bylaw ensure clarity of rules for Calgarians and facilitate a more consistent application in enforcement.
- **Why does it matter?** With the proposed bylaw changes, RV owners can enjoy more flexibility with extended parking on residential front driveways. The existing bylaw provisions are resource intensive, challenging to enforce and some have proven ineffective in addressing RV concerns.
- Background and Previous Council Direction is included as Attachment 1.

### DISCUSSION

Like many other cities in Alberta, Calgary has a culture that embraces camping and RV use. It has seen an increase in RV ownership over the years. According to the Alberta government, there are over 100,000 RVs registered in Calgary as of 2022.

A review of municipal bylaws found most large cities in Alberta and across the prairie provinces allow seasonal parking of RVs on residential front driveways. Calgary's existing bylaws are amongst the most restrictive and the time-limited rules have proven challenging to enforce.

Several potential amendments were identified through online engagement and a thorough review of existing bylaws with input from internal partners. To address RV concerns raised by Calgarians, align with best practices, and facilitate consistent application Administration is proposing the following amendments to the Community Standards Bylaw and the Traffic Bylaw:

- Community Standards Bylaw

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- Seasonal parking: Would allow an RV to be parked on a residential front driveway between May 1 and October 31. Outside this timeframe, an RV can only be parked if it is being actively loaded or unloaded.
- Setback limit: Would require that any portion of an RV parked on a front driveway be at least 0.6 m from the sidewalk or back of the curb. The setback limit is established to deter obstruction of the roadway/sidewalk that may cause barriers to accessibility.
- Corner visibility triangle: Would prevent an RV from being parked in any portion of a Premises that is within a triangular area formed on a corner parcel (attachment 3) as it may block the line of sight for road users.
- Trailer and All-Terrain Vehicle (ATV) Parking: Would require that trailers or ATVs park on a residential front driveway only if being loaded or unloaded. This ensures consistency with regulations and sets clear expectations on residential front driveway parking.
- Traffic Bylaw
  - Out-of-city RV: The current rules under the Traffic Bylaw make it an offence for someone to park an RV on a city street unless that person lives in a residence that is immediately adjoining the street where it is parked. The proposed amendment would permit an RV registered outside of Calgary to park on a public street if the adjoining property owner gives consent.
  - Changes to the early payment amount(s) and specified penalty: The existing penalty for illegal RV parking on Calgary streets is less than many camping sites, which provides little disincentive for violating the bylaw. Administration is recommending an increase in the fine amount to address this discrepancy and to align with other comparable violations.

Administration is also recommending an amendment to the Community Standards and the Traffic Bylaws' definition of RV to align the definitions and clarify the distinction between RVs and other trailers.

RVs are defined as: *“Recreational Vehicle” means a vehicle that provides temporary accommodation for recreational or travel purposes and includes but is not limited to (i) motor homes; (ii) travel trailers; (iii) fifth wheel travel trailers; (iv) campers, whether located on a truck or other vehicle or not; (v) tent trailers; and (vi) camper vans;”*

Trailers are defined as: *“trailer” includes any unpowered vehicle towed by another vehicle that is used for the transport of anything, including but not limited to, construction materials, household goods, livestock, off-road vehicles, and waste;”*

The proposed amendments simplify the rules for residents and facilitate a consistent education and enforcement approach for peace officers as they aim to be transparent and consistent with enforcement.

## EXTERNAL ENGAGEMENT AND COMMUNICATION

- Public engagement was undertaken       Public/interested parties were informed

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- Dialogue with interested parties was undertaken
- Public communication or engagement was not required

A strategic engagement undertaken in early 2023 focused on the definition, duration, benefits, and impacts of parking RVs on residential front driveways. Through consultation with internal experts, online engagement was selected as the best method of public engagement given the challenges of providing convenient in-person discussion opportunities for this project which has a city-wide impact. Additionally, it enabled Calgarians that were travelling to be able to share their inputs.

There was high interest in this engagement and over 10,000 unique contributors provided feedback. Over 28,000 unique visitors accessed the site to learn more about the project. [A What We Heard Report](#) outlining the findings from the engagement is shared on the City of Calgary webpage.

### **IMPLICATIONS**

#### **Social**

Not applicable

#### **Environmental**

The ability to park an RV for six months on a residential front driveway reduces pollution and greenhouse gas emissions caused by moving RVs frequently to storage locations that are often on the outskirts of the city.

#### **Economic**

The proposed recommendations allow bylaw officers to prioritize their time effectively and provide better use of resources.

### **Service and Financial Implications**

#### **No anticipated financial impact**

### **RISK**

Allowing seasonal parking of RVs on residential front driveways could be a reputational risk as several Calgarians that were engaged see it as negatively affecting community aesthetics, increasing in use of street parking, and obstructing the view. The proposed amendments attempt to mitigate these concerns by adding specificity to the existing bylaw provisions such as establishing setback limits and corner visibility triangles to ensure safety.

It is possible that a few local RV storage businesses may be negatively affected if Calgarians are allowed to park RVs on the residential front driveway for an extended time. The impact on these businesses will depend on many factors such as the size of an RV, storage fee options, and length of the driveway.

### **ATTACHMENTS**

1. Background, Previous Council Direction

**Community Services Report to  
Community Development Committee  
2023 June 28**

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CD2023-0392  
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- 2. Proposed Wording for a Bylaw to Amend Bylaws 32M2023 and 26M96
- 3. RV Parking Diagram
- 4. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Jill Floen	Law & Legislative Services	Consult
Stuart Dalgleish	Planning & Development Services	Consult
Troy McLeod	Mobility	Inform