

Community Services Report to
Community Development Committee
2024 February 14

ISC: UNRESTRICTED
CD2024-0017

Parking Recreational Vehicles on Residential Front Driveways

PURPOSE

The purpose of this report is to provide an opportunity to amend the Community Standards Bylaw to allow for recreational vehicle parking on residential front driveways throughout the summer camping season.

PREVIOUS COUNCIL DIRECTION

In 2022, Council directed Administration, through a Motion Arising following report CD2022-0469 *Problem Properties: Vehicle Enforcement*, to review Calgary's existing regulations related to parking recreational vehicles on residential property, conduct a jurisdictional review of best practices and collect feedback from residents and interested parties. In July 2023, CD2023-0392 *Parking Recreational Vehicles on Residential Front Driveways*, the responding report, was referred back to Administration to consider other proposed amendments to *Community Standards Bylaw 32M2023* and report back by 2024 Q1.

RECOMMENDATION:

That the Community Development Committee recommend that Council give three readings to the proposed bylaw, in Attachment 2, to amend the *Community Standards Bylaw 32M2023*.

GENERAL MANAGER COMMENTS

General Manager Katie Black acknowledges that while this report presents a specific recommendation, it represents the opportunity for Council to direct whether the existing 36-hour limit for front driveway RV parking should be changed.

HIGHLIGHTS

- The proposed amendments would remove the existing 36-hour maximum duration for residential front driveway parking of Recreational Vehicles (RVs). Unlimited seasonal RV parking between May 15 and September 15 would be allowed. Front driveway RV parking outside of this season would be prohibited other than when loading.
- As part of safe design for sidewalk users, no portion of an RV parked on a residential front driveway would be allowed within 1.0m of the back of a curb, sidewalk, or pathway.
- RVs would be prohibited from being parked in the 7.5m "corner visibility triangle" (slide 7 of Attachment 3) of parcels on intersections, ensuring sufficient line of sight for vehicles.

DISCUSSION

This report is intentionally narrow in scope, and the proposed changes are limited to only Recreational Vehicle (RV) parking on residential front driveways. The June 2023 report included proposed changes to on-street RV parking rules that are excluded from this report in alignment with Council's direction to report back with amendments to the *Community Standards Bylaw 32M2023*. Storage of an RV in the side or back yard of a residential property is regulated through the *Land Use Bylaw (1P2007)* and is also not part of the scope of this report.

Parking Recreational Vehicles on Residential Front Driveways

Administration is proposing amendments to the *Community Standards Bylaw 32M2023* that would allow residential front driveway RV parking of an unlimited duration between May 15 and September 15 every year. Front driveway RV parking would be prohibited outside of this timeframe other than active loading/unloading. A parked RV, including its hitch or rack, would not be allowed closer than 1.0m to the nearest part of a sidewalk, pathway, or curb. Additionally, a prohibition on parking an RV where it could impact road and pedestrian traffic sightlines would be added in the form of a 7.5m “corner visibility triangle.” This sizing is consistent with the sightline rules in the Land Use Bylaw.

There is no “best technical recommendation” that Administration can provide in terms of RV parking duration on residential front driveways. The primary policy trade-off is between increased convenience for RV owners and the perceived negative impact on the aesthetics and character of a neighbourhood caused by large or dilapidated RVs. Both impacts can be mitigated. Vehicles that are in disrepair can be addressed by derelict vehicle enforcement. Most large RVs will not fit on most front driveways due to the new 1.0m setback requirement. This indirect size limitation will help to mitigate the increase in the number of oversized recreational vehicles that are navigating residential roads. A 1.0m setback from the back of sidewalk, curb, or pathway is sufficient to allow for the safe passage of sidewalk users and will help abate some sightline concerns for vehicle drivers backing out of their driveways.

Allowing seasonal summer RV parking on residential front driveways is likely to displace some private vehicles from driveways onto the street. The proposed changes do not alter the existing general prohibition on people living in RVs on residential properties.

Summary Recreational Vehicle Parking Rules in Calgary

RV Location	Existing Maximum RV Parking Duration	Proposed Change
Front Driveway	36 consecutive hours. Year-round.	Unlimited duration May 15 to September 15. Prohibited for rest of year unless loading.
Residential Front Yard	Prohibited unless on driveway.	No change.
Residential Side Yard	Unlimited.	No change.
Residential Back Yard	Unlimited.	No change.
On-street, immediately adjacent to RV owner’s property	36 consecutive hours. Year-round.	No change.
On-street and not immediately adjacent to RV owner’s property	Prohibited.	No change.

Parking Recreational Vehicles on Residential Front Driveways

Municipalities in the prairie provinces often allow summer seasonal parking of RVs on residential driveways. This is likely because a substantial part of the housing stock is made up of single-family homes on larger parcels that allow sufficient space to park an RV on a driveway. Shorter parking durations or full prohibitions on driveway RV parking are more common in other parts of Canada with different built forms.

Calgary's proximity to beautiful natural areas and high average household income have contributed to nearly one in five (19 per cent) households owning an RV. Increasing the duration for which RVs can be parked on residential front driveways throughout the summer would increase convenience for frequent RV users. An owner would no longer need to return the RV to paid storage between uses and would be less time-limited when performing RV maintenance and cleaning at home.

The proposed amendments provide Council the opportunity to give clear direction as to whether the existing 36-hour duration for front driveway RV parking should be changed. Recommendations have been prepared using a combination of public feedback from 2023 Q1, existing practices in other municipalities, technical safety requirements, and elected officials' previously stated preferences. This report presents Committee with a recommended approach to allow summer seasonal parking of RVs on residential front driveways by amending the *Community Standards Bylaw 32M2023*. Alternatively, Committee could recommend that Council "file and abandon" the report, ending work on this topic and endorsing the status quo. If approved, the timing of this report will allow for RV parking rules to be communicated in advance of the 2024 camping season.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|--|--|
| <input checked="" type="checkbox"/> Public engagement was undertaken | <input type="checkbox"/> Dialogue with interested parties was undertaken |
| <input type="checkbox"/> Public/interested parties were informed | <input type="checkbox"/> Public communication or engagement was not required |

Online public engagement was undertaken in early 2023 and focused on the definition, duration, benefits, and impacts of parking RVs on residential front driveways. Because participants self-selected and were not chosen at random, the results of the engagement cannot be considered representative of all Calgarians. Over 10,000 unique contributors provided feedback and 55 per cent of respondents were in favour of seasonal parking, whereas 45 per cent were opposed. [A *What We Heard Report*](#) detailing the findings from the engagement is available on the Engage portal.

IMPLICATIONS

Social

Recreational vehicle parking can be a flashpoint for pre-existing neighbour disputes. A better solution to these types of disputes would be existing neighbourhood mediation programs such as those delivered by the Community Mediation Calgary Society, which was engaged as part of report preparation.

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Environmental

The opportunity to park an RV on a driveway between weekend uses will likely reduce the kilometres driven back and forth to off-site storage, resulting in a small reduction in tail-pipe emissions. This reduction may be off-set if RV owners take more short-duration camping trips and therefore drive more total kilometers.

Economic

Most Calgary RV storage businesses indicated in Q1 2023 that summer seasonal driveway parking would have a negative impact on demand for their services. If the parking changes result in greater RV usage, support service businesses such as repair shops and camping retailers may see additional demand.

Service and Financial Implications

Cost savings

After a transition period, the elimination of duration-based rules governing the parking of RVs on driveways should reduce the per-complaint effort required for Community Peace Officers to enforce the Community Standards Bylaw. Officers will no longer need to visit a residence multiple times to determine whether an RV has been moved, freeing up time for other enforcement activities. The overall savings would be limited, as around 300 private property RV parking complaints have been filed per year over the past five years.

RISK

It is probable that some RV owners would move their RVs to their front driveways for the summer camping season. Some of those RVs would displace private vehicles, resulting in additional automobiles parked on-street. The number of additional on-street vehicles would vary by community and is not expected to be problematic.

If many RV owners in an area take advantage of the new parking rules, the number of RVs moving in and out of residential neighbourhoods could increase at peak periods, potentially resulting in overtaxed residential roadways. This impact may be mitigated by RV owners no longer needing to move an RV to storage after 36 hours.

Calgarians might be surprised to see more RVs parked on driveways in summer. A marketing campaign to raise awareness of the new rules would be undertaken in April 2024 and complaint volumes will be monitored over the coming years to evaluate the scale of concern.

ATTACHMENTS

1. Background, Previous Council Direction
2. Proposed Wording for a Bylaw to Amend Bylaw 32M2023
3. Presentation

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Department Circulation

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Troy McLeod, Director	Operational Services	Consult
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