

Community Services Report to
Community Development Committee
2024 November 27

ISC: UNRESTRICTED
CD2024-1239

Parking Recreational Vehicles in Residential Areas

PURPOSE

The purpose of this report is to recommend amendments to the Community Standards and Traffic Bylaws to modify the rules for parking a recreational vehicle (RV) in residential areas in Calgary.

PREVIOUS COUNCIL DIRECTION

On 2024 February 27, a referral motion was passed by Council directing Administration to explore bylaw amendments to allow RV parking on residential front driveways for three consecutive days, followed by a period of three days when a RV is not parked on the driveway. Administration was also directed to consider rules for both on-street and off-street parking that would “minimize attempts to undermine the effect of the change[s]” to front driveway parking.

RECOMMENDATIONS:

That the Community Development Committee recommends that Council:

1. Give three readings to the proposed bylaw, in Attachment 2, to amend the Community Standards Bylaw 32M2023.
2. Give three readings to the proposed bylaw, in Attachment 3, to amend the Traffic Bylaw 26M96.

RECOMMENDATION OF THE COMMUNITY DEVELOPMENT COMMITTEE, 2024 NOVEMBER 27:

That Council:

1. Give three readings to **Proposed Bylaw 51M2024**, in Attachment 2, to amend the Community Standards Bylaw 32M2023; and
2. Give three readings to **Proposed Bylaw 52M2024**, in Attachment 3, to amend the Traffic Bylaw 26M96.

GENERAL MANAGER COMMENTS

General Manager Katie Black concurs with the contents of this report.

HIGHLIGHTS

- The proposed amendments discourage Calgarians from keeping their RVs in their neighbourhood for more than 3 consecutive days at a time.
- In winter, all RV owners may park on-street adjacent to their home for up to three days.
- In summer, RV owners with front driveways are expected to not park the RV on-street and use their driveway instead.
- RV owners without a front driveway may park on-street for up to 3 days year-round.
- As part of safe design for sidewalk users, no portion of a RV parked on a residential front driveway would be allowed within 1.0m of the back of a curb, sidewalk, or pathway.

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- RVs would be prohibited from being parked in the 7.5m “corner visibility triangle” of parcels on intersections, ensuring sufficient line of sight for street users.

DISCUSSION

This report is intentionally narrow in scope, focused on recreational vehicles (RV) parking in residential areas, in line with the referral motion passed by Council on 2024 February 27. Administration is proposing amendments to the Community Standards Bylaw 32M2023 (Attachment 2) and the Traffic Bylaw (Attachment 3).

The table below lists the proposed changes for RV parking in residential areas:

RV Parking Location	Existing Maximum RV Parking Duration	Proposed Change
On-street, immediately adjacent to RV owner’s property (if property has no front driveway)	Year round: 36 consecutive hours, followed by at least 48 hours when RV removed from street.	Year round: Allowed for up to three consecutive days, followed by at least two days removed from street.
On-street, immediately adjacent to RV owner’s property (if the property has a front driveway)	36 consecutive hours, followed by at least 48 hours when RV removed from street. Year-round.	Summer (April 1 and October 31): No parking Winter (November 1 to March 31): Three consecutive days, followed by at least two days off-street
Front Driveway	36 consecutive hours. Year-round.	Summer: Allowed for up to three consecutive days, followed by at least two days with no RV on driveway. Winter: No parking
Residential Front Yard	Prohibited unless on driveway.	No change.
Residential Side Yard	Unlimited.	No change.
Residential Back Yard	Unlimited.	No change.

For those properties with no front driveway, the amendments to the Traffic Bylaw allowing an owner to park a RV on the street would increase from 36 hours to three days, after which point the RV must be removed from the street for at least two days.

For those properties with a front driveway, during the summer period, the front driveway may be used for RV parking and on-street parking would be prohibited under the proposed Traffic Bylaw amendments. On-street parking would be allowed during the winter period.

The two-day requirement for the RV to be removed from the front driveway or on-street does not fully align with the Council direction from the referral motion that indicated RVs would need to be removed from the front driveways for a minimum of three days.

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The recommendation differs from the Council direction to allow for a typical occurrence where a household loads and prepares for a weekend trip with the RV parked on their front driveway, leaves their residence on Friday, and returns to their driveway late Sunday evening, when only two days have passed. Then, the RV, from Sunday to Tuesday, can be parked on the front driveway for unloading and preparing for the next trip. However, by Tuesday midnight, the RV must be moved from the front driveway and cannot be parked on the street. This provision provides significant convenience for RV owners while stopping the practice of parking a RV on a front driveway for an extended period.

In the Community Standards Bylaw amendments, proposed in Attachment 2, there are two additional safety-inspired changes. A driveway-parked RV, including its hitch or rack, would not be allowed to be parked closer than 1.0m to the nearest part of a sidewalk, pathway, or curb.

This change ensures the safe passage of sidewalk users and will help abate some sightline concerns for vehicle drivers backing out of their driveways.

A prohibition on parking a RV where it could impact road and pedestrian traffic sightlines will be added in the form of a 7.5m “corner visibility triangle.” This concept is consistent with the sightline rules defined within the Land Use Bylaw in Part 1: Division 2, Section 13 (44).

Finally, to be consistent with the Community Standards Bylaw, the Traffic Bylaw fine for parking an RV on the street outside of the period allowed would increase from \$75 to \$400.

All these amendments will come into effect April 1, 2025. This period allows Administration to conduct a communication campaign to share these changes with the general public and RV owners.

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.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|--|---|
| <input type="checkbox"/> Public engagement was undertaken | <input type="checkbox"/> Dialogue with interested parties was undertaken |
| <input type="checkbox"/> Public/interested parties were informed | <input checked="" 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 RV parking, whereas 45 per cent were opposed.

IMPLICATIONS

Social

These proposed bylaw amendments aim to lessen the issue of RVs being stored for extended periods on a front driveway, instead promoting temporary parking of a RV on a front driveway or city street, as per the time periods stated. There is still considerable convenience being offered to RV owners given the three-day period allowed for driveway or on-street parking.

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Environmental

None.

Economic

Households currently moving a RV from a driveway to the street to avoid committing a violation will need to secure off-site RV storage.

Service and Financial Implications

Cost savings

A small opportunity for reduced enforcement efforts could be realized through these amendments. If a RV is parked on a driveway anytime between November 1 and March 31, that is a violation of the Community Standards Bylaw. Multiple visits to the property to determine parking duration would not be required.

RISKS

The primary risk is that more RV owners will park their RVs on their front driveway in the summer, frustrating individuals who do not want to see RVs at the front of a property. This report's recommendations represent a trade-off between increased convenience for RV owners and the perceived negative impact on the aesthetics neighbourhood caused by RVs. A marketing campaign to raise awareness of the new rules would be undertaken prior to April 1, 2025, and complaint volumes will be monitored over the coming years to evaluate the level of concern.

ATTACHMENTS

1. Background and Previous Council Direction (CD20204-1239)
2. **Proposed Bylaw 51M2024**
3. **Proposed Bylaw 52M2024**
4. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Katie Black, General Manager	Community Services	Approve
Jeff Chase, Chief Housing Officer	Housing	Consult
Troy McLeod, Director	Operational Services	Consult
Doug Morgan, General Manager	Operational Services	Consult

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City Clerks: A. Lennox / C. Doi