OTTAWA KITCHEN RENOS

Costs & Pricing

What kitchen work costs in published 2025-2026 Ottawa guides: refreshes, mid-range and full renovations, cabinets per linear foot, quartz per square foot, sink moves and walls

16 Expert Answers from Kitchen Reno IQ

ottawakitchenrenos.ca/construction-brain

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Q1

Kanata refresh quote of $22,000 for new fronts and counters: fair?

A kitchen refresh with the layout unchanged is about $15,000 to $25,000 in published 2025–2026 Ottawa guides. That covers paint or new fronts, counters, backsplash and hardware. The figure you were quoted sits inside that published range, so whether it is fair comes down to what the quote includes.

Two lines carry their own published per-unit ranges: quartz countertops at about $70 to $130 per square foot installed, and stock or melamine cabinets at about $250 to $400 per linear foot installed. New fronts on existing boxes are refacing, and we did not find two independent published prices for refacing, so the fronts line has no published range to check against. Ask for it by count instead.

A written quote for this job should list separately:

- the doors and drawer fronts being replaced, by count, and their material
- whether hinges and hardware are new or reused
- the counter material and square footage, with the cut-outs for the sink and cooktop
- removal and disposal of the old counters
- who disconnects and reconnects the sink, and whether that is in the price

On permits, the sink staying where it is matters. The City of Ottawa's exempt list includes "Replacing kitchen or bathroom cabinets (provided plumbing fixtures remain in same location)"; neither fronts nor counters are named on their own, so that is the closest line, and the City's Building Code Services can be asked to confirm. Moving the sink is "Plumbing - alterations, additions or extensions to a plumbing system", which is on the permit list. Any new under-cabinet lighting is an Electrical Safety Authority notification, not a City permit.
If the agreement includes an estimate, the Consumer Protection Act, 2002 says the supplier "shall not charge the consumer an amount that exceeds the estimate by more than 10 per cent". If it was signed at your home and is over $50, it must be in writing and delivered to you, and you can cancel within 10 days of receiving your copy.

Before you sign, have the quote name the count of fronts and the square footage of counter it is priced on.

Q2

Engineer fees for a kitchen wall removal in Ottawa: is there a range?

A structural engineer's fee for a kitchen wall removal has no range on this site, because we did not find two independent published figures for it in the 2025–2026 Ottawa guides.

What the guides do publish is the cost of removing a load-bearing wall with its beam, engineering, permit and patching: about $8,000 to $15,000 or more, with steel or long spans costing more. That is the whole job, not an engineer's fee.

On the rules: the City of Ottawa's building permit list includes "adding or removing walls, i.e., creating different room sizes and/or uses" and "Structural repairs or alterations". For a load-bearing wall, the City may ask for engineered drawings; your designer or engineer confirms what is needed. Whether a wall is load-bearing is checked by a contractor, designer or engineer who looks at it.

The City's 2026 fee for alterations is $12.75 per $1,000 of construction value, with a minimum of $117, and the City says construction value includes "professional fees". Ask the City how it values your job.

Questions to put to each contractor in writing:

- Will the City need engineered drawings for this wall, and who arranges them?
- Is the engineer's fee inside your quote or billed separately?
- Does the engineer's scope include a visit, or drawings only?
- Who applies for the building permit?

Wiring inside the wall is a separate Electrical Safety Authority notification, not part of the City permit.
Have each quote show the engineering and the structural work as separate lines so two quotes can be compared.

Q3

My Stittsville kitchen quote is $95,000. Is that a full gut price?

A full gut with layout or structural changes is from about $60,000 to $70,000, often past $100,000, in published 2025–2026 Ottawa guides. The figure you were quoted sits inside that published band, so the question is whether the quote describes a full gut.

The guides define the scopes: a full gut has layout or structural changes, while a mid-range kitchen has new semi-custom cabinets, quartz and appliances with little or no layout change, at about $35,000 to $60,000, with some Ottawa firms quoting far higher. If your Stittsville kitchen keeps the same footprint and the sink stays put, ask the contractor to show you, line by line, what in the quote is beyond that mid-range description.

The parts with their own published ranges are:

- removing a load-bearing wall: about $8,000 to $15,000 or more for the beam, permit and patching

- moving the sink or adding island plumbing: about $1,500 to $5,000, more for long runs, slabs or venting changes
- stock or melamine cabinets: about $250 to $400 per linear foot installed
- quartz: about $70 to $130 per square foot installed

We did not find two independent published prices for an island, range hood or duct work, a gas line or electrical work, so ask for those as separate lines.

Then check who does what. Moving the sink and removing walls are on the City of Ottawa's building permit list; new circuits are an Electrical Safety Authority notification; a gas range is connected by a TSSA-registered contractor. If the agreement includes an estimate, the Consumer Protection Act, 2002 says the supplier "shall not charge the consumer an amount that exceeds the estimate by more than 10 per cent".

Before you sign, ask which lines are fixed prices and which are estimates.

Q4

Kitchen island cost in Riverside South: is there a published range?

A kitchen island has no range on this site, because we did not find two independent published prices for one in the 2025–2026 Ottawa guides.

The guides do publish ranges for the parts an island can include:

- adding island plumbing for a sink: about $1,500 to $5,000, more for long runs, slabs or venting changes
- quartz on the island top: about $70 to $130 per square foot installed
- stock or melamine base cabinets: about $250 to $400 per linear foot installed; custom costs far more

Those are separate published lines, not a total for an island, so ask each quote to price the island's parts as separate lines rather than adding them up yourself.
Each part also brings its own rule. A sink in the island is "Plumbing - alterations, additions or extensions to a plumbing system", which is on the City of Ottawa's building permit list, and your plumber designs the drain and venting. Outlets or a cooktop circuit in the island are an Electrical Safety Authority notification, not a City permit; island outlet rules are covered on electricalottawa.ca. A gas cooktop in the island is connected by a TSSA-certified gas technician working for a TSSA-registered contractor.

An island with no plumbing, wiring or gas, built from cabinets with the sink staying where it is, sits closest to the City's exempt line for "Replacing kitchen or bathroom cabinets (provided plumbing fixtures remain in same location)"; ask the City if you want that confirmed.

Ask each contractor who pulls any building permit, who files the ESA notification, and who connects any gas, and get the payment schedule in writing.

Q5

Is $48,000 reasonable for semi-custom cabinets and quartz in Barrhaven?

A mid-range kitchen, meaning new semi-custom cabinets, quartz countertops and appliances with little or no layout change, is about $35,000 to $60,000 in published 2025–2026 Ottawa guides. The figure you were quoted sits inside that published range, and some Ottawa firms quote far higher, so the useful question is whether the quote describes that scope.

The guides also publish two per-unit ranges that help you read the cabinet and counter lines: stock or melamine cabinets at about $250 to $400 per linear foot installed, with custom costing far more, and quartz at about $70 to

$130 per square foot installed. Semi-custom cabinets are not given their own range in the guides, so ask the quote to state the linear feet and the cabinet type rather than comparing it to the stock band.

A written quote for this scope should list separately:

- the cabinets: linear feet, cabinet type, door style and box material
- the countertops: square footage of quartz and the cut-outs for the sink and cooktop
- removal and disposal of the old cabinets and counters
- who disconnects and reconnects the sink, and whether that is in the price
- any electrical work, which is an Electrical Safety Authority notification, not a City permit

On permits, the City of Ottawa's list of projects that do not need a building permit includes "Replacing kitchen or bathroom cabinets (provided plumbing fixtures remain in same location)". With the layout unchanged and the sink staying put, that is the line this scope sits on; the City adds that exempt work "must still comply with the Ontario Building Code and any applicable law".
If the agreement includes an estimate, the Consumer Protection Act, 2002 says the supplier "shall not charge the consumer an amount that exceeds the estimate by more than 10 per cent".

Put two quotes side by side only after both name the same linear footage, the same square footage and the same removal scope.

Q6

Should the gas range hookup be its own line on my Ottawa kitchen quote?

Yes: asking for the gas connection as its own line lets you check who is doing it. Ontario's gas regulation says no one installs or alters a gas appliance "unless the person is the holder of a certificate for that purpose" (O. Reg. 212/01, s.6(1)), and "No person shall act as a contractor unless the person is registered for the purpose" (s.21(1)). There is no homeowner exemption.

A general contractor running the kitchen may be registered for gas work or may bring in another registered contractor. TSSA says that if a contractor subcontracts the work, "both contractors would have to fulfill the appropriate registration and certification requirements." Either way, the quote should name the registered business doing the gas work.

What the gas line on the quote should say:

- whether it covers only connecting the range to an existing gas supply, or a new or relocated line as well

- the name of the TSSA-registered contractor doing it
- who disconnects the old range, if there is one

TSSA keeps a public registry of registered fuels contractors, and says "Information in this registry does not constitute an endorsement or referral by TSSA." Check the named business there before the work starts.
On permits, we did not find a gas line or gas range connection on either of the City of Ottawa's lists, so ask the City's Building Code Services before the work starts. We also did not find two independent published prices for gas work, so this site gives no range for that line.

If a smell of gas comes up at any point, leave the building and call emergency services from outside.

Have the registered gas contractor's name written into the quote itself.

Q7

Why can't I find a reliable cabinet refacing price for Ottawa?

We did not find two independent published prices for cabinet refacing in Ottawa that agree, so this site does not give a range. Published 2025–2026 Ottawa guides do give ranges for the work around it: a refresh with the layout unchanged, which can include refacing, counters, backsplash and hardware, at about $15,000 to $25,000 for the whole kitchen, and stock or melamine cabinets at about $250 to $400 per linear foot installed if you replace the boxes instead.

What refacing covers is the part to pin down in writing. It keeps the existing cabinet boxes in place and replaces what you see: the doors, the drawer fronts and the finish on the visible frames, with new hardware where the quote includes it. Ask each quote to list:

- which doors and drawer fronts are replaced, by count
- the material on the doors and the visible frames
- whether hinges and drawer hardware are new or reused
- what happens if a box is found damaged when the old doors come off

On permits, refacing is not named on its own in either of the City of Ottawa's lists. The closest exempt line is "Replacing kitchen or bathroom cabinets (provided plumbing fixtures remain in same location)", so ask the City's Building Code Services if you want it confirmed. Designated heritage buildings "are not subject to exemptions". We found no Ontario or City of Ottawa licence for cabinet installers or refacing companies as such. If the job also adds under-cabinet lighting, that wiring is an Electrical Safety Authority notification, and hired electrical work must be done by a Licensed Electrical Contractor.

If the agreement includes an estimate, the Consumer Protection Act, 2002 says the supplier "shall not charge the consumer an amount that exceeds the estimate by more than 10 per cent".

Get at least two written quotes that count the same doors and fronts before you compare their totals.

Q8

Price range for taking out a load-bearing kitchen wall in Nepean?

Removing a load-bearing wall, including the beam, permit and patching, is about $8,000 to $15,000 in published 2025–2026 Ottawa guides, with steel beams or longer spans costing more.

The guides name steel and long spans as what pushes the price past that range; for the rest, the quote should show what is included.

The City of Ottawa's permit list includes "interior and exterior structural alterations, such as: adding or removing walls, i.e., creating different room sizes and/or uses." "Structural repairs or alterations" is on the same list, so removing a load-bearing wall is permit work, and the permit is issued before the work starts. The City may ask for engineered drawings; a designer or structural engineer confirms what is needed for your specific opening. The City's 2026 fee schedule sets alterations and renovations at $12.75 per $1,000 or part thereof of the assessed valuation of the work, with a minimum of $117.00. Ask the City's Building Code Services how they calculate the valuation for your job.

A fair quote for this scope breaks out at least these components separately: demolition and debris removal, the beam, framing to finish the new opening, drywall and patching, any engineered drawings, and the building permit fee. If the wall removal also means moving outlets or switches, that wiring is an Electrical Safety Authority notification, filed before the work starts.

Get it in writing who pulls the building permit and who arranges any engineered drawings the City asks for.

Q9

Quartz counters in Orleans: what is the published price per square foot?

Quartz countertops are about $70 to $130 per square foot installed in published 2025–2026 Ottawa guides. Orleans is in the City of Ottawa, so the same published range applies there.

Within that range, the price factors the guides tie to counters are the material and the area. So ask each quote to state the square footage it is priced on and the material named, and compare quotes on the same square footage.

A written countertop quote should list:

- the material and the square footage
- the seams and the cut-outs for the sink and cooktop
- removal and disposal of the old top
- who disconnects and reconnects the sink, and whether that is in the price

On permits, countertops are not named on their own in either of the City of Ottawa's lists. The closest exempt line is "Replacing kitchen or bathroom cabinets (provided plumbing fixtures remain in same location)", so a counter swap with the sink in place sits closest to it; ask the City's Building Code Services if you want that confirmed for your job.

Replacing the sink or faucet in the same spot is outside the City's plumbing permit line, which excludes "replacing existing fixtures". Moving the sink is on the permit list.

Near a cooktop, Ontario's Building Code says combustible wall framing, finishes or cabinets within 450 mm of the cooktop are protected above the burners by gypsum board at least 9.5 mm thick, and countertop splash boards need not be (9.10.22.3). These are minimums for new work; ask the City how they apply to your renovation.

If the agreement includes an estimate, the Consumer Protection Act, 2002 says the supplier "shall not charge the consumer an amount that exceeds the estimate by more than 10 per cent". Get the payment schedule in writing before signing.

Q10

What do stock kitchen cabinets cost per linear foot in Ottawa guides?

Stock and melamine cabinets run about $250 to $400 per linear foot installed, according to published 2025–2026 Ottawa guides. That range covers the cabinets themselves and the installation labour together.

Custom cabinets cost far more, and the guides give them no range of their own. We also did not find two independent published prices for refacing existing cabinet boxes.

A fair quote for cabinet work breaks out the cost by component so you can see what you are paying for. Ask the contractor to separate the cabinet supply cost from the installation labour, and to list any additional charges for items like fillers, trim pieces, crown moulding or hardware. If the countertop is part of the same contract, ask for that line separately as well. Published guides put quartz countertops at about $70 to $130 per square foot installed, and the price depends on the material and the area being covered.

One thing worth confirming before the work starts: the City of Ottawa's exempt list includes "Replacing kitchen or bathroom cabinets (provided plumbing fixtures remain in same location)". If the sink moves with the new cabinets, that is "Plumbing - alterations, additions or extensions to a plumbing system", which is on the City's permit list.

Cabinets over a cooktop have Building Code clearances: framing, finishes and cabinetry directly above the cooktop are at least 750 mm above the burners or elements, or 600 mm if they are noncombustible or protected by a metal hood that projects 125 mm beyond them (9.10.22.2). These are minimums for new work; ask the City how they apply to your renovation.

When you have quotes in hand, ask each contractor to show you the cabinet line items separately from labour so you can compare them on equal terms.

Q11

Mid-range kitchen renovation in Kanata: what price range do guides publish?

About $35,000 to $60,000 is the published 2025–2026 Ottawa guide range for a mid-range kitchen renovation, with some Ottawa firms quoting well above that. Kanata is within the City of Ottawa, so those figures apply to your area the same as anywhere else in the city.

What lands a job in that range is a combination of new semi-custom cabinets, a quartz or comparable countertop, updated appliances and little or no change to the layout. Stock or melamine cabinets run about $250 to $400 per linear foot installed; quartz countertops run about $70 to $130 per square foot installed. A longer kitchen or a larger

counter area pushes the total toward the higher end.

Guides describe a kitchen with layout or structural changes as a full gut, from about $60,000 to $70,000, often past $100,000. Moving a sink or adding island plumbing adds about $1,500 to $5,000 on its own, more for long runs or venting changes.

A quote for a mid-range kitchen should break down the cost by component: cabinets, countertops, appliances, labour, and any fixture moves or structural work listed separately. Ask the contractor to confirm in writing which fixtures stay in place, who pulls any building permit the scope requires, and what the payment schedule is. The Consumer Protection Act, 2002 says that if an agreement includes an estimate, the supplier shall not charge more than 10 per cent above it, so have the estimate and the scope in writing before any work starts.

We did not find two independent published prices for range hood installation, duct work or electrical work, so ask each trade for a written quote on those components separately.

Before you sit down with a contractor, write out which cabinets, counters and appliances you want to replace and whether any fixtures are moving, so the quote reflects your actual scope rather than a general estimate.

Q12

Kitchen refresh price in Ottawa according to published guides?

Published 2025–2026 Ottawa guides put a kitchen refresh at about $15,000 to $25,000, covering paint or cabinet refacing, new countertops, a backsplash and hardware, with the layout left as it is.

What moves that number is the cabinet type and run length, the counter material and area, and whether any fixtures change position. Quartz countertops run about $70 to $130 per square foot installed, so the counter area moves that line. A backsplash is a separate line; for detail on tile work, ottawatiling.com covers that.

Because the layout stays the same and the sink stays put, a refresh sits outside the City's permit lines for plumbing and structural work. Replacing cabinets with the sink in the same location is on the City's exempt list. Painting and new flooring are also exempt. If any part of your refresh involves electrical work, that is an ESA notification rather than a City building permit.

A fair written quote for a refresh breaks out cabinets or refacing, countertops, backsplash, hardware, and any appliance installation as separate line items. Ask the contractor which of those are included, which are allowances, and what the payment schedule looks like in writing. The Consumer Protection Act, 2002 says that if an agreement includes an estimate, the supplier shall not charge more than 10 per cent above it, so get the scope in writing

before work starts.

The figure you were quoted is worth comparing against that $15,000 to $25,000 range, keeping in mind that some Ottawa firms quote outside it depending on the scope.

Before committing, ask each contractor to list every component by price so you can see exactly what the range covers for your kitchen.

Q13

Range hood with a new duct outside: any published Ottawa price?

For a range hood with new ductwork to the outside, published 2025-2026 Ottawa guides do not include two independent prices, so we did not find a figure to quote here. That puts this job in the category where you ask each contractor to break the quote down by component.

So the useful thing is a quote that names each part of the job: the hood and its rated exhaust capacity, the duct material and its route to the outdoors, the opening through the outside wall or roof, and any insulation on the duct.

Ontario's Building Code sets out what the duct must be: noncombustible, corrosion-resistant material, leading directly outdoors with no connections to other exhaust fans or ducts, and fitted with a grease filter at the intake end (9.32.3.11). Joints are sealed with mastic, metal foil duct tape or the manufacturer's specified sealants. The exterior outlet needs a backdraft damper, and its bottom must sit at least 100 mm above the ground or any lower horizontal surface (9.32.3.13). Duct passing through unheated space is insulated to at least RSI 0.5. These are minimums for new work; ask the City's Building Code Services how they apply to your renovation.

Whether cutting a new opening through an exterior wall for the duct outlet needs a City of Ottawa building permit is not named on the City's published exempt or permit lists. Ask the City's Building Code Services before the work starts. If the hood installation involves any new wiring or a new circuit, that is an ESA notification, not a City permit.

When you get quotes, ask each contractor to list the hood unit, the duct material and length, the exterior wall penetration and cap, any insulation on the duct, the backdraft damper, and labour as separate line items. Ask who pulls any required permit and who files the ESA notification if new wiring is part of the job. Get the payment schedule in writing.

Q14

What makes one Westboro kitchen quote higher than another for similar work?

A mid-range kitchen is about $35,000 to $60,000 in published 2025–2026 Ottawa guides, and a full gut with layout or structural changes from about $60,000 to $70,000, often past $100,000. Some Ottawa firms quote far higher. When two Westboro quotes differ, the first thing to check is whether they price the same scope.

The guides name the parts that move a kitchen price, and each has its own published range or rule:

- the scope: a refresh with the layout unchanged is about $15,000 to $25,000; a mid-range or full gut kitchen is the bands above

- the cabinets: stock or melamine at about $250 to $400 per linear foot installed; custom costs far more
- the counters: quartz at about $70 to $130 per square foot installed
- the sink: moving it or adding island plumbing is about $1,500 to $5,000
- a load-bearing wall: about $8,000 to $15,000 or more

So line the quotes up component by component: the linear feet of cabinets and their type, the counter material and square footage, whether a fixture moves, whether a wall comes out, and what is removed and disposed of.
Then check who does what in each quote. Moving the sink and removing walls are on the City of Ottawa's building permit list, so ask who pulls the permit. New circuits are an Electrical Safety Authority notification. A gas range is connected by a TSSA-certified gas technician working for a TSSA-registered contractor.

Read how each quote handles price changes. If an agreement includes an estimate, the Consumer Protection Act, 2002 says the supplier "shall not charge the consumer an amount that exceeds the estimate by more than 10 per cent". Ask whether each quote is a fixed price or an estimate.

Before you choose, ask each contractor to walk you line by line through what is and is not included.

Q15

Full gut kitchen in a Glebe house: what price range should I expect?

Published 2025–2026 Ottawa guides put a full gut kitchen with layout or structural changes from about $60,000 to $70,000, often past $100,000. Some Ottawa firms quote far higher, so compare written quotes for the same scope.

What moves a full-gut price is the scope, and each part has its own published range or its own rule:

- a load-bearing wall coming out: about $8,000 to $15,000 or more in published guides, with steel or long spans costing more
- the sink moving or island plumbing being added: about $1,500 to $5,000, more for long runs, slabs or venting changes
- the cabinets: stock or melamine at about $250 to $400 per linear foot installed; custom costs far more
- the counters: quartz at about $70 to $130 per square foot installed

The rules travel with the scope. Moving the sink is "Plumbing - alterations, additions or extensions to a plumbing system" and "adding or removing walls, i.e., creating different room sizes and/or uses" is also on the City of Ottawa's building permit list; the 2026 fee is $12.75 per $1,000 of construction value, with a $117 minimum. New circuits are an Electrical Safety Authority notification, and a gas range is connected by a TSSA-certified gas

technician working for a TSSA-registered contractor.
In an older Glebe house, Health Canada advises testing for asbestos before renovating or remodelling.

A fair written quote for a full gut breaks out the cabinets, the counters, any plumbing move and any structural work as separate lines, and says who pulls the building permit, who files the ESA notification and who connects the gas. If the agreement includes an estimate, the Consumer Protection Act, 2002 says the supplier "shall not charge the consumer an amount that exceeds the estimate by more than 10 per cent".

Ask each contractor which parts of the quote are fixed prices and which are estimates before you sign.

Q16

Cost to remove a non-load-bearing kitchen wall in Hintonburg?

Removing a non-load-bearing wall on its own has no range in published 2025–2026 Ottawa guides: they did not give two independent prices, so none is shown here. The guides do publish a range for a load-bearing wall, about $8,000 to $15,000 or more, but that covers a beam and structural work, so it is not a stand-in for a partition.

A quote for this job should list what the wall holds and what the opening leaves behind: any wiring that runs through it, the patching of the ceiling and floor where it stood, and who handles the permit question. Ask each contractor to price those as separate lines so two quotes can be compared.

On permits, the City of Ottawa's building permit list includes "Interior and exterior structural alterations, such as: adding or removing walls, i.e., creating different room sizes and/or uses". If taking the wall out creates different room sizes, that is the City's line. A short partition that does not change room sizes is not named on either City list, so ask the City's Building Code Services before the work starts. The City says it is the owner's responsibility to ensure a building permit is obtained when required, and the 2026 fee is $12.75 per $1,000 of construction value, with a minimum of $117.

Whether a wall is load-bearing is something your contractor, designer or engineer confirms. If it is, the City may ask for engineered drawings.

Wiring in the wall is moved under an Electrical Safety Authority notification. If you hire that work out, ESA says it must be a Licensed Electrical Contractor, and the notification is filed before the work starts.

In an older house, Health Canada advises hiring a professional to test for asbestos before renovating, and lists plaster among older materials that may contain it.

Ask each contractor, in writing, who is confirming whether the wall is load-bearing before you sign.

Disclaimer: This guide is provided for informational purposes only by Ottawa Kitchen Renos. It does not constitute professional advice. Always consult qualified contractors and your local building authority (the City of Ottawa) before starting any kitchen renovation. Some of this work needs a City building permit, electrical work is filed with the Electrical Safety Authority, and gas work is regulated by TSSA. Information is current as of November 15, 2026 and may change. Visit **ottawakitchenrenos.ca** for the latest answers.